



Department of Building Safety

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Work Exempt From Permit

The following exemptions from permit requirements of the code applies to existing single family dwellings. These exemptions do not authorize work to be done in any manner in violation of the code or any other laws or ordinances of the City of Faribault (Minnesota Rules 1300.0120).

This list is not meant to supersede the Minnesota State Building Code. If a construction project is not exempt per Minnesota Rules, Chapter 1300.0120, then a building permit is required.

A. Building permits are **not** required for the following:

(Unless otherwise exempted on the following page, plumbing, electrical, and mechanical permits are required.)

- (1) One-story detached accessory structures, used as tool and storage sheds, playhouses, and similar uses, provided the floor area does not exceed 120 square feet.
- (2) Fences not over six feet high. Zoning restrictions apply; contact Planning and Zoning Department.
- (3) Retaining walls that are not over four feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge (e.g. next to a structure, parking, material storage, etc.)
- (4) Sidewalks and driveways that are not part of an accessible route.
- (5) Repairing cracks and holes in concrete floors.
- (6) Tuck-pointing.
- (7) Platforms not more than 30 inches above adjacent grade and not attached to a structure with frost footings and which is not part of an accessible route or used as a landing.
- (8) Painting, wallpapering, paneling over existing sheetrock walls.
- (9) Minor holes, cracks and nail popping in sheetrock and plaster.
- (10) Tiling, carpeting, other floor covering and preparation.
- (11) Cabinets, countertops, and similar finish work.
- (12) Window awnings supported by an exterior wall. Zoning restrictions apply; contact Planning and Zoning Department.
- (13) Window boxes.
- (14) Storm window and storm door replacement.
- (15) Broken windows—safety glazing required in some locations. Check with Department of Building Safety.
- (16) Screen replacement: porches and windows.
- (17) Exterior and interior door replacement. A permit is required for replacing the door between a house and an attached garage. If door openings are enlarged a permit is required. Contact the Department of Building Safety.

Over

This handout corresponds to the **2000 International Residential Code (IRC)** as adopted in **Minnesota Rules (MR), Chapter 1309** and applies to the construction, alteration, moving, demolition, repair and use of any detached one- and two-family dwellings as well as townhouses not more than three stories high. Other applicable codes and ordinances of the City of Faribault also apply.

- (18) Replacement of existing casing and moldings.
- (19) Lock and hardware replacement.
- (20) Overhead garage door repair and replacement. If opening is enlarged a permit is required. All automatic garage door opening systems must include an attached edge sensor, safety beam, or similar device that when activated causes a closing door to open and prevents an open door from closing. This device is to be designed and built so that a failure of the device prevents the door from closing. (Minnesota Statutes, Sections 325F.82 and 325F.83)
- (21) Gutter replacement.
- (22) Movable cases, counters, and partitions not over five feet, nine inches in height.
- (23) Interior stairway repair if not replacing stringers, guardrail and handrail.
- (24) Dropped ceilings and ceiling tile.
- (25) Additional attic insulation.
- (26) Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2 to 1.
- (27) Temporary motion picture, television, and theater stage sets and scenery.
- (28) Prefabricated swimming pools which are 24 inches or less in depth, do not exceed 5,000 gallons and are installed entirely above ground. Zoning restrictions apply; contact Planning and Zoning Department.

B. Gas permits are **not** required for the following:

- (1) Portable heating, cooking, or clothes drying appliances.
- (2) Replacement of any minor part that does not alter approval of equipment or make the equipment unsafe.

C. Mechanical permits are **not** required for the following:

- (1) Portable ventilation appliances and equipment.
- (2) Portable cooling units.
- (3) Steam, hot, or chilled water piping within any heating or cooling equipment regulated by this code.
- (4) Replacement of any part that does not alter approval of equipment or make the equipment unsafe.
- (5) Portable evaporative coolers.
- (6) Self-contained refrigeration systems containing ten pounds or less of refrigerant or that are actuated by motors of one horsepower or less.

D. Plumbing permits are **not** required for the clearing of stoppages, provided the work does not involve or require the replacement or rearrangement of valves, pipes or fixtures.

E. Emergency repairs. If equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted to the building official within the next working business day.

F. Permits are not required for ordinary repairs to structures.

Ordinary repairs **do not** include the following which do require a permit:

- (1) Cutting away of any wall, partition, or portion of a wall or partition.
- (2) Removal or cutting of any structural beam or load bearing support.
- (3) Removal or change of any required means of egress.
- (4) Rearrangement of parts of a structure affecting the egress requirements.
- (5) Addition to, alteration of, replacement, or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping.
- (6) Addition to, alteration of, replacement, or relocation of electric wiring, or mechanical or other work affecting public health or general safety.