

CHAPTER 3

BUILDING AND BUILDING PERMITS

DIVISION 1 CONSTRUCTION INFORMATION AND BUILDING PERMITS

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DIVISION 2 BUILDING DEPARTMENT FORMS, DIAGRAMS, AND CHECKLISTS

For Building Department Forms, Diagrams, and Checklists, please refer to the Lindon City Community Development webpage found at the following link: <http://www.lindoncity.org/form-and-applications.htm>

SECTION 1.01 CONSTRUCTIONS REQUIRING A BUILDING PERMIT

Except as specified in *Construction Exempt from the Building Permit Requirement*, no building or structure regulated by this code shall be erected, constructed, enlarged, altered, required, moved, improved, removed, converted or demolished unless a separate permit for each building or structure has first been obtained from the building official.

SECTION 1.02 CONSTRUCTIONS EXEMPT FROM FOR THE BUILDING PERMIT REQUIREMENT

As per the International Building Code (IBC), a building permit shall not be required for the following:

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 (11.15 m²).
2. Fences not over 6 feet (1829 mm) high.
3. Oil derricks.
4. Movable cases, counters, and partitions not over 5 feet 9 inches (1753 mm) in height.
5. Retaining walls which are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II, or III-A liquids.
6. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18,927 L) and the ratio of height to diameter or width does not exceed 2 to 1.
7. Sidewalks and driveways not more than 30 inches (762 mm) above grade and not over any basement or story below and which are not part of an accessible route.
8. Minor repairs such as painting, papering, tiling, carpeting, cabinets, counter tops, and similar finish work.
9. Temporary motion picture, television, and theater stage sets and scenery.
10. Window awnings supported by an exterior wall of Group R-3 and Group U occupancies

- when projecting not more than 54 inches (1,372 mm).
11. Prefabricated swimming pools accessory to a Group R- 3 occupancy in which the pool walls are entirely above the adjacent grade and if the capacity does not exceed 5,000 gallons (18,927 L).
 12. Shade cloth structures constructed for nursery or agricultural purposes and not including service systems.

Electrical:

Repairs and maintenance: A permit shall not be required for minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

Gas:

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

Mechanical:

1. Portable heating appliance.
2. Portable ventilation appliance.
3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by code.
5. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.

Plumbing:

The stopping of leaks in drains, water, soil, waste or vent pipe provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as required.

The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or required the replacement or rearrangement of valves, pipes or fixtures.

Exemption from the permit requirements shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

SECTION 1.03 SCHEDULING INSPECTIONS

To schedule a building inspection, contact the Development Office at (801)785-7687 between 8 a.m. and 5 p.m., Monday through Friday. Job address and permit number are required to schedule an inspection. It is the responsibility of the contractor to schedule all inspections. Excessive request for re-inspection may result in additional fees.