



CITY OF BULLHEAD CITY

Work Exempt From Permits

This list has been compiled in order to outline the most common type of projects that do not require a permit. All requirements for a specific project type may not be listed. It is the applicant's responsibility to verify specific conditions of approval.

CURRENT CODES: 2006 International Residential, Building, Mechanical, Plumbing, Fuel Gas and 2005 National Electric Code (with local amendments)

Permits Required:

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

It should be assumed that a permit is required for any item not included in the list below. Please contact the Building Division of the Development Services Department at 928-763-0124 to obtain permit submittal requirements.

Work exempt from permit:

Permits shall not be required for the following. Exemption from the permit requirements of this code 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.

Building:

- 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 and the structures are a minimum of 6 feet away from all other structures. Structures should still be located to comply with setbacks and should not be installed in recorded easements.
- Fences not over 6 feet high except block wall fences of any height. (A permit may be required from the City's Planning and Zoning Division)
- Retaining walls that are outside the setback area when not over 4 feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
- 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.
- On lot sidewalks and driveways. (If located in the right-of-way a permit may be required from the City's Engineering Department)
- Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
- Prefabricated swimming pools that are less than 24 inches deep.
- Swings and other playground equipment.
- Window awnings supported by an exterior wall which do not project more than 54 inches from the exterior wall and do not require additional support.

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:

- Portable heating, cooking or clothes drying appliances.
- Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
- Portable fuel cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Mechanical:

- Portable heating appliance.
- Portable ventilation appliances.
- Portable cooling unit.
- Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
- Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
- Portable evaporative cooler.
- Self-contained refrigeration systems containing 10 pounds (4.54 kg) or less of refrigerant or that are actuated by motors of 1 horsepower (746 W) or less.
- Portable fuel cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Plumbing:

The stopping of leaks in drains, water, soil, waste or vent pipe; provided, however, that if any concealed trap, drainpipe, 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 provided in this code.

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 require the replacement or rearrangement of valves, pipes or fixtures.

Other:

Grading less than 50 cubic yards, unless it involves more than 12 inches of fill.

Retaining Wall/Fence permits:

Retaining walls, regardless of their height, located within the setback area of a parcel shall have a Building permit. When located outside the setback area a permit is not required unless the walls are over 4 feet in height or if they retain a surcharge. Retaining walls that require a permit may use the City's detail unless they retain a surcharge. If a surcharge exists the walls must be designed by an Arizona licensed registrant to meet the requirements of Section 1806 of the 2006 IBC.

Block Wall Fences, regardless of their height, located in the setback area of a parcel shall have a Building permit. When located outside the setback area a permit is not required unless the walls are being used as a pool barrier, are over 6 feet in height or are required elements of a commercial/multifamily project such as screen walls or trash enclosures. Fences of materials other than block shall follow the same rules but shall be issued as a Zoning permit.