



## Community Development Department

1321 S Market Blvd. Chehalis, WA 98532

{360} 345-2229 / Fax: (360) 345 -1039

[www.ci.chehalis.wa.us](http://www.ci.chehalis.wa.us) email: [comdev@ci.chehalis.wa.us](mailto:comdev@ci.chehalis.wa.us)

## Building Permit FAQ

### When are permits required?

A permit is required prior to doing any of the following:

- 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.

### Work exempt from a permit includes:

- One-story detached accessory structures that will be used as a storage shed, tool shed, garage, carport, playhouse or similar use provided that the total floor area does not exceed 200 sq. ft. AND the building will not be used for cooking, sleeping or habitation.
- Non-structural modifications or repairs to any building which do not alter any building line defined herein, alter any required exit way, or otherwise violate any provision of this code, AND the valuation or cost of construction does not exceed \$2,500
- Non-structural roof recover, including strip and re-sheet projects, consistent with IBC Section 1510 - Reroofing; provided, that no framing or other structural modifications are performed. Any "hot work" **DOES** require a permit. This includes any torching, welding, tarring, etc.
- Fences not over 7 ft. high
- Retaining walls not over 4 ft. in height unless supporting a surcharge (if a surcharge-permit required regardless of height)
- Sidewalks and driveways not more than 30 inches above grade as long as they are not in the city owned right of way, or not part of an accessible route
- Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work
- Shade cloth structures constructed for nursery or agricultural purposes
- Swings and other playground equipment accessory to detached one and two family dwellings
- Window awnings in Group R-3 and U occupancies, supported by an exterior wall that do not project more than 54 inches from the exterior wall and do not require additional support
- Non-fixed and movable fixtures, cases, racks, counter and partitions not over 5 ft. 9 inches in height
- Decks not exceeding 200 sq. ft. in area that are not more than 30 inches above grade at any point, are not attached to a dwelling and do not serve the exit door required by section R311.4 (2012 IRC)
- Prefabricated swimming pools that are less than 24 inches deep (fencing is still required)