

# BUILDING PERMIT EXEMPTIONS (CITY AND TOWNSHIP)

(Please note, although some items do not require a building permit, some may require an **administrative permit** in the City. All city codes and zoning ordinances must still be adhered to)

- Building:
  - One-story detached accessory structures, used as tool and storage sheds, playhouses, and similar uses, provided the floor area does not exceed 200 square feet. Sheds under 200 square feet require an **administrative permit** in the City, rather than a building permit.
  - Fences not over seven (7) feet high. Fences under seven (7) feet in height require an **administrative permit** in the City, rather than a building permit.
  - Oil Derricks
  - Retaining Walls that are not over four (4) feet 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.
  - 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.
  - Sidewalks and driveways that are not part of an accessible route. An administrative permit is required for sidewalks and driveways that are not part of an accessible route in the City.
  - Decks and 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. An administrative permit is required for these structures in the City.
  - Painting, papering, tiling, carpeting, cabinets, countertops, and similar finish work.
  - Temporary motion picture, television, and theater stage sets and scenery.
  - Prefabricated swimming pools installed entirely above ground accessory to dwelling units constructed to the provisions of the International Residential Code or R-3 occupancies constructed to the provisions of the International Building Code, which do not exceed both 5,000 gallons in capacity and a 24-inch depth.
  - Window awnings supported by an exterior wall that do not project more than 54 inches from the exterior wall and do not require additional support, when constructed under the International Residential Code or Group R-3 and Group U occupancies constructed to the provisions of the International Building Code.
  - Movable cases, counters, and partitions not over five (5) feet, nine (9) inches in height.
  - Swings and other playground equipment.
  - Unless otherwise exempted, plumbing, electrical, and mechanical permits are required for all of the aforementioned subitems.

- Gas:
  - Portable heating, cooking, or clothes drying appliances.
  - Replacement of any minor part that does not alter approval of equipment or make the equipment unsafe.
  - Portable fuel cell appliances that are not connected to a fixed piping system and are interconnected to a power grid.
  
- Mechanical:
  - Portable heating appliances.
  - Portable ventilation appliances and equipment.
  - Portable Cooling Units
  - Steam, hot, or chilled water piping within any heating or cooling equipment regulated by this code.
  - Replacement of any part that does not alter approval of equipment or make the equipment unsafe.
  - Portable Evaporative Coolers
  - Self-contained refrigeration systems containing ten (10) pounds (4.5 kg) or less of refrigerant or that are actuated by motors of one (1) horsepower (0.75 kW) or less.
  - Portable fuel cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.
  
- Electrical: a municipality must not require an electrical permit if the work falls under the jurisdiction of the commissioner or if the work is exempt from inspection under Minnesota Statutes, section [326B.36, subdivision 7](#). This exemption does not exempt the work from other State Building Code requirements relating to electrical equipment.

