



Permit Exemptions

PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING SAFETY DIVISION
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This Information Bulletin describes the regulations covering construction work that is exempt from building, electrical, plumbing, and mechanical or combination permits in Pinal County. For further information see the 2018 International Building Code” (IBC), “International Plumbing Code” (IPC), “International Mechanical Code” (IMC), 2017 “National Electrical Code” (NEC) and Building Safety Department Policy.

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 the building code.

I. WHEN IS A PERMIT REQUIRED?

In Pinal County, if the proposed construction work is not listed as exempt in this Bulletin or the codes referenced above, it does require a permit. For clarification or additional information visit an office of Building Safety, located in Florence, or at the County Complex in Oracle, Casa Grande or Apache Junction or call Building Safety at (520) 866-6442.

Even though construction may not require a building permit, an electrical, plumbing or mechanical permit may be necessary.

****NOTE: Construction work may not require a building permit, but it is not always exempt from Planning and Development or other public agency requirements.**

A. Small accessory Buildings

One story detached accessory buildings used as tool or storage sheds; playhouses and similar uses are exempt, provided the **roof** area does not exceed 200 square feet *measured from outside wall to outside wall. Max. wall height is 10' measured from the grade to the top plate. (Location shall be approved).*

B. Walls and Fences

Fences not over seven feet high, measured from finished grade, are exempt. A single row of masonry cap added to a masonry fence may exceed the seven foot limit.

Retaining walls not over four feet in height measured from the bottom of the footing to the top of the wall may be exempt. Walls supporting a surcharge are not exempt unless they are 2 feet or less in height. For more information please reference *Bulletin 014 Walls and Fences*.

C. Water Tanks

Water tanks are exempt when not exceeding 5000 gallons in capacity, supported directly on grade, and **the** ratio of height to diameter or width is equal to or less than 2 to 1.

D. Paving and Platforms

Platforms, walks and driveways not more than 30 inches above grade and not over a basement or story below are exempt. Outside paving is exempt.

E. Patio covers Decks and Awnings

1. Patio and porch cover structures, built as additions to one- and two-family dwellings and subject to all of the following conditions are exempt:
 - a. Up to 120 square feet and extend a maximum of 8 feet from the dwelling.
 - b. The attachment to the dwelling is supported on a bearing wall of the existing structure and not from the fascia.
 - c. Required yard setbacks are not encroached upon.
 - d. Use a minimum of 2" X 6" rafter material and a minimum of 4" X 6" Beams.
 - e. Structure must be securely fastened.
2. Decks not over 30" above finished grade, less than 200 sq. ft., and with no structure on the deck.
3. Retractable Awnings shall be exempt from building permits if the awning area does not exceed 120s.f. and does not extend more than 8 feet for the structure.

F. Free-Standing Shade Structures

Free-standing ramadas, gazebos, livestock, hay and similar structures shall be exempt from building permits provided they are not greater than 200s.f. in area and set back requirements are not encroached.

H. Replacement of HVAC Equipment (“Like for Like”)

The repair or replacing of electrical HVAC equipment such as a furnace, condenser unit, and evaporative cooler for one- and two-family dwellings with the same type and rating in the same location may be permit exempt.
The replacement of electrical or gas water heater with same type, size & location may be permit exempt.