

NO PERMITS?

While permits are required for a number of construction projects, there are a vast number of things that you can do that do not require permits. Here is a list of examples: (When in doubt, please contact the Wilsonville Building Department at 503-682-4960)

BUILDING

***Prior to initiating these construction related project, it is important to contact the City of Wilsonville Planning Development Department at 503-682-4960 to discuss the project specifics and to understand what, if any planning permits may be required.**

***Non-habitable one-story detached accessory structures (storage structures, playhouses, etc.) provided the floor area does not exceed 200 square feet or a height of ten feet measured from the finished floor to the average height of the roof surface**

***Fences not over six feet high, unless required for barriers around swimming pools (a swimming pool barrier is required for any swimming pool, hot tub, spa or similar structure intended for swimming, recreational bathing or immersion that contains water over 24 inches in depth)**

Retaining walls that are supporting a surcharge, contact the Building Division Plans Examiner at 503-570-1556 for clarification of if a permit will be required.

Water tanks supported directly upon the ground if the capacity does not exceed 5,000 gallons, and the ratio of height to diameter or width does not exceed 2 to 1

Private concrete sidewalks, slabs, and driveways not more than 30 inches above adjacent grade and not over any basement or story below

Painting, papering, tiling, carpeting, cabinets, countertops, interior wall, floor or ceiling covering, and similar finish work

Prefabricated swimming pools where the

Prefabricated swimming pools where the pool walls are entirely above the adjacent grade. Barrier requirements are not exempt.

Swing and other playground equipment accessory to a one-or two-family dwelling.

***Patio and porch covers not over 200 square feet and supported by an exterior wall**

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

Nonbearing partitions (walls) except when such partitions create habitable rooms (habitable rooms are those used for living, sleeping, eating or cooking)

Replacement or repair of siding not required to be fire resistant

Retrofitted insulation

Masonry repair

Porches and decks where the floor or deck is not more than 30 inches above the adjacent grade at any point and where in the case of a covered porch, the covered portion of the porch does not come closer than three feet to property lines

Gutters and downspouts

Door and window replacements (where no structural member is changed)

Reroofing except in wildfire hazard zones or where replacement or repair of roofing does not exceed 30 percent of the required live load design capacity and is not required to be fire resistant

Plastic glazed storm windows; and

***Framed-covered non-habitable accessory buildings not more than 500 square feet in area, one story in height, and not closer than three feet to the property line, where the structure is composed of a rigid framework that supports a fabric membrane**

MECHANICAL

purposes. If a GFCI protected outlet is required by code, a permit is required

To remove and replace broken or damaged light fixtures (like for like) however, permits are required to install, upgrade or change outlets for decorative purposes

To remove and replace broken or damaged light switches (like for like) however, permits are required to install, upgrade or change outlets for decorative purposes

To replace approved fuses

To replace defective breakers (like for like only)

To replace light bulbs and fluorescent tubes

To replace an existing garbage disposal. Dishwasher, electric tank water heater, or similar appliance of 30 amps or less

To install low voltage wiring for garage door openers

To install phone outlets (however, wire must be listed type wire)

To install CATV (Community Access TV, however must be listed type wire)

To replace an existing door bell

PLUMBING

Repair/replace a sink

Repair/replace a toilet

Repair/replace a faucet (if not concealed in a wall)

Resurfacing/replacing countertops

Resurfacing Shower walls

Repair/replace Shower heads

Repair/replace Rain Gutters and Downspouts

Regrouting tile

Install a water filter

Replace a hose bib

Install a fountain or other water feature that is filled by a hose

MECHANICAL

(Heating, Ventilation, and Air Conditioning)

Portable heating appliances, cooking or clothes drying appliances

Portable ventilation appliances

Portable cooling units

Steam, hot, or chilled water piping within any heating or cooling equipment regulated by the code

Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe

Portable evaporative coolers

Portable appliances, such as freezers, washing machines, refrigerators, portable barbecue grills, etc

Change out furnace filters

MECHANICAL

(Heating, Ventilation, and Air Conditioning)

ELECTRICAL

To remove and replace broken or damaged electrical outlets (like for like only) however, permits are required to install, upgrade or change outlets for decorative