



No Permit Is Required for the Following 1 and 2 Family Dwelling Projects (ORSC R105.2).

Please note that exemption from the requirement to obtain a permit does not exempt the owner and builder from having to follow the building code or local laws, ordinances, and rules. For additional code requirements, please contact the following Permit and Information Center (PIC) staff:

- Residential building design information – Residential Plan Review, (541) 682-5611 or residentialpermitinfo@eugene-or.gov
- Setback, height, driveways, and fence information - Land Use, (541) 682-8336 or landuseinfo@eugene-or.gov.
- Flood, stormwater drainage and management, utility location, and easement information – Public Works, (541) 682-8400 or publicworksinfo@eugene-or.gov.

The following items are exempt from permits under the ORSC (Oregon Residential Specialty Code) when such items are not located over subsurface disposal systems or public pipes, or do not encroach into public utility easements, flood plains, setbacks, stormwater treatment systems, or where other local restrictions do not apply.

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| <ul style="list-style-type: none"> • Nonhabitable one-story detached accessory structures not over 200 sq. ft. in floor area and a wall height of 10 feet, measured from the finished floor level to the top of the top plate (e.g., tool sheds, playhouses, etc.). • Fences not over 7 feet high and typical field fencing not over 8 feet high where constructed of woven wire or chain link, except for barriers around swimming pools or hot tubs (local Land Use code may vary). • Retaining walls which are not over 4 feet in height, measured from bottom of footing to top of wall, unless supporting a surcharge or impacting a regulated building (local code applies). • Concrete sidewalks, slabs, platforms, and driveways (Land Use code may vary). • Painting, papering, tiling, carpeting, cabinets, counter tops, interior wall, floor or ceiling covering and similar finish work unless part of a required separation or barrier. • Prefabricated swimming pools where the pool walls are entirely above the adjacent grade (barrier requirements are not exempt). • Swings and other playground equipment. • Patio and porch covers not over 200 sq. ft. and supported by an exterior building 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. • Non-bearing partitions, except when such partitions create habitable rooms. • Retrofitted insulation. • Replacement or repair of siding not required to be fire resistant. | <ul style="list-style-type: none"> • Water tanks on grade, 5000 gallons or less, with maximum height-width ratio of 2:1. • Masonry repair. • Porches and decks where the floor or deck is not over 30 inches above grade and the covered portion of the porch does not come closer than 3 feet to property lines. • Gutters and downspouts (verify approved stormwater destination). • Door and window replacements where no structural member is changed. • Replacement or repair of asphalt, metal, or membrane roofing, unless sheathing must be replaced or on townhouses. • Plastic glazed storm windows. • Framed nonhabitable accessory buildings not more than 500 sq. ft. in area, one story in height, where the structure is composed of a rigid framework that supports a fabric membrane. • Ground mounted flagpoles, antennae, and similar items that do not exceed 25 ft in height (local code may vary). • Demolition of structures that do not need a building permit under the current code (see list above). • For electrical work exempt from permit, see 2017 OESC Annex H sec. 80.19(C) (www.oregon.gov/bcd/codes-stand/Pages/adopted-codes.aspx) or PIC staff. • For plumbing work exempt from permit, see 2017 OPSC sec. 104.2 (link above) or PIC staff. • For mechanical work exempt from permit, see 2017 ORSC R105.2 or PIC staff. |
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