



COMMUNITY DEVELOPMENT- BUILDING DIVISION

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COMMERCIAL AND MULTIFAMILY WORK EXEMPT FROM PERMITS

- Separate plumbing, electrical, and mechanical permits will be required for the exempt items.
- Exemption from the permit requirements of this code shall not grant authorization for any work to be done in any manner in violation of the provisions of the Oregon Building Code or City of Albany Development Code (ADC).
- Projects located in a natural resource or hazard overlay (e.g.: historic, floodplain, wetlands, and riparian) may require review and approval from the Planning Division. Please contact a planner for more information at 541-917-7550.

The following are exempt from the permit requirements of the Oregon Structural Specialty Code:

1. One-story detached accessory buildings used as tool and storage sheds, playhouses, and similar uses, provided the floor area does not exceed 120 square feet; **(any utilities must be permitted)**
2. Oil derricks
3. Platforms, sidewalks, and driveways not more than 30 inches above adjacent grade, and not over any basement or story below, when not part of an accessible route
4. Painting, papering, tiling, carpeting, cabinets, counter tops, and similar finish work
5. Temporary motion picture, television, and theater stage sets and scenery
6. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems
7. Window awnings in Group R-3 and U occupancies, supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support
8. Movable fixtures, cases, racks, counters, and partitions not over five-feet-nine-inches (5'-9") high

The following are exempt from the permit requirements of Albany Municipal Code (AMC) 18.06.020:

1. Retaining walls that are not over four feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge
2. Ground mounted flagpoles, antennae, and similar items that do not exceed 25 feet in height
3. Tanks supported directly upon grade if the capacity does not exceed 1,000 gallons; having a ratio of height to diameter or width that does not exceed 2:1; and does not contain a hazardous or flammable material

Consistent with the purpose and scope of application of the Oregon Building Code, as authorized in ORS 455.020, the *Oregon Structural Specialty Code (OSSC)* shall not apply to the following. ***Please note that the following list has been revised to remove elements adopted locally through the AMC or ADC.***

1. The construction, alteration, moving, demolition, repair, maintenance, and work located primarily in a public way
2. Fire safety during construction (***see the Albany Fire Department for requirements***)
3. Protection of adjoining property
4. Temporary use of streets, alleys, and public property (***see Public Works – Engineering***)
5. Public utility towers and poles
6. Mechanical equipment not specifically regulated in the OSSC
7. Hydraulic flood control structures, including but not limited to dams and levees
8. Fences - However, the ADC has specific regulations regarding maximum allowable fence heights, clear vision requirements, construction materials, corner lots, and fences adjoining streets. In some cases, these regulations are stricter than building construction standards.
9. Ground-mounted photovoltaic arrays (***electrical permits and land use review are still required***)
10. Floating structures
11. Docks
12. Fixed piers or wharves with no superstructure
13. Equipment shelters not intended for human occupancy with a building area of 250 square feet or less, designated as Risk Category I or II
14. Transitional housing accommodations
15. Other structures not regulated by the state building code consistent with the scope of ORS 455.020