



CITY OF ALBANY BUILDING DIVISION

RESIDENTIAL CONSTRUCTION EXEMPT FROM PERMITS

- ☛ Separate permits are required for plumbing, electrical, and mechanical work.
- ☛ Exemption from Building Code permit requirements is not authorization for any work to be done in any manner in violation of the provisions of the Building Code or the City of Albany Development Code.
- ☛ The following items are exempt from building permits and fees provided they do not encroach over disposal systems or into required yards, or violate the City of Albany Development Code:



1. Installation or replacement of insulation in existing buildings (retrofitting).
2. Concrete slabs.
3. Driveways and sidewalks on private property.
4. Non-structural Masonry repair.
5. Non-covered porches and decks, not more than 30 inches above grade and where the edge of the porch, deck, or floor does not come closer than 3 feet to property lines.
6. Patio, deck, and porch-covers, not over 200 square feet in area AND supported by an exterior wall.



7. Painting.
8. Interior wall, floor, or ceiling covering.
9. Nonbearing partitions, except when such partitions create habitable rooms.
10. Shelving and cabinet work.



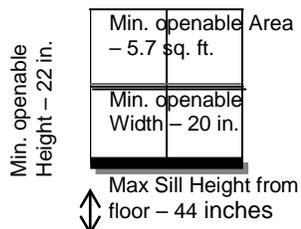
11. Replacement or repair of siding not required to be fire resistant.
12. Replacement gutters and downspouts.



13. Small, non-habitable, accessory buildings having an area 200 square feet or less and a height of 10 feet from the finished floor level, to the average height of the roof surface.



14. Door and window replacements (where no structural member is changed). *Bedroom windows required for exit must be openable and meet the minimum sill height, openable dimension, and openable area requirements. (See diagram below or contact Building Division for requirements).*



15. Re-roofing. The existing roof system must be able to support the weight of additional roofing material. *Re-roofing of material required to be fire-resistant or in wildfire zones is NOT exempt from permit.*



16. Plastic glazed storm windows.

17. Fences not over 7 feet high or typical field fencing not over 8 feet high, where constructed of woven wire or chain link (except for required barriers around swimming pools). *However, the Albany Development Code has specific regulations regarding maximum allowable fence heights, construction materials, corner lot clear view, and fences adjoining streets. In some cases, these regulations are stricter than building construction standards.*



18. Retaining walls not over 4 feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge (weight from a hillside).

19. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18927L) and the ratio of height to diameter or width does not exceed 2 to 1.

20. Prefabricated swimming pools accessory to a Group R-3 occupancy where the pools walls are entirely above the adjacent grade.



21. Swings and other playground equipment.

22. Window awnings supported by an exterior wall which do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.

23. Frame-covered, non-habitable accessory buildings not more than 500 square feet (46.45m²) in area, one story height and not closer than 3 feet (914 mm) to a property line, where the structure is composed of rigid framework that supports a fabric membrane

Contacts

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