



## COMMUNITY DEVELOPMENT- BUILDING DIVISION

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### ONE- & TWO-FAMILY WORK 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 Oregon Building Code or the City of Albany Development Code.
  - 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 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. Non-habitable one-story detached accessory structures, provided the floor area does not exceed 200 square feet (18.58 m<sup>2</sup>); and a wall height of 10 feet (3,048 mm) measured from the finished floor level to the top of the top plate  
Exception: Where the structure is located on a parcel of two acres or greater in area, and the structure is located a minimum of 20 feet (6,096 mm) from all property lines, the floor area may be increased to 400 square feet (37.16 m<sup>2</sup>)
  2. Except for barriers around swimming pools as required in Appendix G, fences not over seven feet (2,134 mm) high and typical field fencing not over eight-feet (2,438 mm) high where constructed of woven wire or chain link
  3. Water tanks supported directly upon *grade* if the capacity does not exceed 5,000 gallons (18,927 L) and the ratio of height to diameter or width does not exceed 2:1
  4. Concrete sidewalks, slabs, platforms, and driveways
  5. Painting, papering, tiling, carpeting, cabinets, counter tops, interior walls, floors, or ceiling coverings and similar finish work
  6. Prefabricated swimming pools accessory to a Group R-3 Occupancy where the pool walls are entirely above the adjacent grade; barrier requirements found in Appendix G are not exempt
  7. Swings and other playground equipment
  8. Patio covers, as defined in AH102 and porch covers not over 200 square feet (11 m<sup>2</sup>) and supported by an exterior building wall
  9. Window awnings supported by an exterior wall that do not project more than 54 inches (1,372 mm) from the exterior wall and do not require additional support
  10. Nonbearing partitions, except when such partitions create habitable rooms

11. Replacement or repair of siding not required to be fire resistive
12. Retrofitted insulation
13. Masonry repair
14. Porches and decks where the floor or deck is not more than 30 inches (762 mm) above adjacent grade measured at any point within three feet (914 mm) horizontally of the floor or deck and where in the case of a covered porch, the covered portion of the porch does not come closer than three feet (914 mm) to property lines
15. Gutters and downspouts
16. Door and window replacements (where no structural member is changed)
17. Reroofing where replacement or repair of roofing does not exceed 30 percent of the required live-load design capacity and the roof is not required to be fire resistive

**Exceptions:**

- A. Permits for re-roofing are required for structures in wildfire hazard zones as provided in Section R327;
  - B. Structures falling within the scope of Section R302.2;
  - C. Permits for reroofing are required where more than 15 percent of the existing space sheathing is removed to facilitate the installation of new sheathing
18. Plastic glazed storm windows
  19. Frame-covered, non-habitable accessory buildings not more than 500 square feet (46.45 m<sup>2</sup>) in area, one story in height, and not closer than three feet (914 mm) to a property line, where the structure is composed of a rigid framework that supports a fabric membrane
  20. Ground mounted flagpoles, antennae, and similar items that do not exceed 25 feet in height