



City of Apache Junction

Division of Building Safety and Inspection

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Work Exempt from Building Permits

ARTICLE 7-1: APACHE JUNCTION DIVISION OF BUILDING SAFETY AND INSPECTION ADMINISTRATIVE CODE, § 7-1-6 (B) (2019 Administrative Code)

Below is a list of items that **do not require** a permit from the Building Division, however, some items may require approval of, or a special permit from, the Planning Division. You should always check with the Planning Division (480-474-5083) to make sure there are no special requirements per City Zoning Ordinance before you begin any project.

- If the project you are starting **is not listed below** it **does require** a permit from the Building Division. *(For work that requires a permit, and which was found to have started before obtaining the required permit an Investigation Fee, which is equal to building permit fee, shall be charged.)*

(1) Building Permits. A building permit shall not be required for the following:

- (a) One (1) story detached enclosed accessory structures not exceeding 120 square feet in area and not exceeding nine (9) feet in height to the midpoint of the roof, not closer than six (6) feet to other structures and in compliance with all zoning requirements for an accessory structure per Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance. The structure cannot be served by more than two (2) 20 amp circuits, installed per code and cannot have any plumbing. The structure cannot contain habitable space.
- (b) An unenclosed shade structure not exceeding 200 square feet in area and not exceeding ten (10) feet in height to the midpoint of the roof, not closer than six (6) feet to other structures and in compliance with all zoning requirements for an accessory structure per Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance. The structure cannot be served by more than two (2) 20 amp circuits, installed per code, and cannot have any plumbing except a mist system or a waterline, protected by an approved back flow prevention device serving a hose-connected outlet and installed in compliance with this Chapter. The shade structure must be constructed in compliance with manufacturer's instructions applicable to the shade kit, per a design approved by the City of Apache Junction Division of Building Safety and Inspection or per this Chapter.
- (c) Fences or block walls not over six (6) feet (91.44 cm) in height measured at three (3) feet from the exterior side. Fences constructed in federally patented easements (FPE's), adjacent to public right-of-way (ROW), or across natural drainage ways require zoning review.
- (d) Retaining walls which are not over four feet (4') (1,219 mm) in height measured from the bottom of the footing to the top of the wall, provided the retaining wall is not supporting a

surcharge, is not impounding Class I, II, or III-A liquids, and is not located on a public easement.

- (e) Water tanks supported directly on grade if the capacity does not exceed five thousand (5,000) gallons (18,925 L) and the ratio of height to diameter or width does not exceed two to one (2:1).
 - (f) Exterior concrete such as, a stoop, uncovered patio, sidewalks or driveways that is not intended for current or future use in a structure, and is not located on a public easement. Top of the concrete may not be more than thirty inches (30") (762 mm) above grade within three feet of the edge of concrete.
 - (g) Painting, papering, floor tiling, carpeting, baseboard and similar finish work. (Tiling or floor work in a commercial kitchen requires a permit.)
 - (h) Replacement of cabinets and countertops in bathrooms or other spaces where no plumbing is relocated.
 - (i) Replacement of cabinets and countertops in kitchens where no plumbing, no electrical receptacles and/or gas connections are relocated, and the kitchen is served by two 20 amp small appliance circuits with required ground fault protection.
 - (j) Temporary motion picture, television, and theater stage sets and scenery.
 - (k) Prefabricated swimming pools accessory to detached one- (1-) and two- (2-) family dwellings, which can contain no more than eighteen inches (18") (430 mm) of water, do not exceed five thousand (5,000) gallons (18,925 L), and are installed entirely above ground.
 - (l) Shade cloth structures constructed for nursery or agricultural purposes and not including service systems.
 - (m) Swings and other playground equipment accessory to detached one- (1-) and two- (2-) family dwellings.
 - (n) Window awnings supported by an exterior wall, projecting not more than fifty-four inches (54") (1,372 mm) from the exterior wall, and not requiring additional support in detached one- and two- family dwellings and Group U occupancies.
 - (o) Nonfixed and movable fixtures, cases, racks, counters, and partitions not over five feet nine inches (5'9") (1,753 mm) in height.
 - (p) Decks accessory to a one and two family dwelling, manufactured home, park model, that are not more than 200 square feet in area, that are not more than 30 inches above any grade within 36 inches measured horizontally to the deck edge, are not attached to a dwelling and do not serve the exit door required by IRC section R311.4.
 - (q) In addition to items (a) through (o), the Building and Safety Manager is authorized to waive the requirement to obtain a building permit for additional items where it is found the nature of the work to be performed does not require a permit to obtain compliance with this Chapter, the Technical Codes and other ordinances of the City.
- (2) Electrical Permits. An electrical permit shall not be required for the following:
- (a) Portable motors or other portable appliances energized by means of a cord or cable having an attachment plug end to be connected to an approved receptacle when that cord or cable is permitted by the Electrical Code.
 - (b) Repair or replacement of fixed motors, transformers, or fixed approved appliances of the same type and rating in the same location.
 - (c) Listed cord- and plug-connected temporary decorative lighting.

- (d) Repair or replacement of current-carrying parts of any switch, contactor, or control device.
 - (e) Re-installation of attachment plug receptacles, but not the outlets therefor.
 - (f) Replacement of branch circuit overcurrent devices of the required capacity in the same location.
 - (g) Repair or replacement of electrodes or transformers of the same size and capacity for signs or gas tube systems.
 - (h) Taping joints.
 - (i) Removal of electrical wiring.
 - (j) Temporary wiring for experimental purposes in suitable experimental laboratories.
 - (k) The wiring for temporary theater, motion picture, or television stage sets.
 - (l) Electrical wiring, devices, appliances, apparatus, or equipment operating at less than twenty-five (25) volts and not capable of supplying more than fifty (50) watts of energy.
 - (m) Low-energy power, control, and signal circuits of Class II and Class III as defined in the Electrical Code.
 - (n) Installation, alteration, or repair of electrical wiring, apparatus, or equipment or the generation, transmission, distribution, or metering of electrical energy or in the operation of signals or the transmission of intelligence by a public or private utility in the exercise of its function as a serving utility.
 - (o) In addition to items (a) through (n), the Building and Safety Manager is authorized to waive the requirement to obtain an electrical permit for additional items where it is found the nature of the work to be performed does not require a permit to obtain compliance with this Chapter, the Technical Codes and other ordinances of the City.
- (3) Fuel Gas Permits. A fuel gas permit shall not be required for the following:
- (a) Portable heating appliance.
 - (b) Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
 - (c) Replacement of gas water heating appliances of equal or less Btu/cfh rating and minor modification to electrical, plumbing, mechanical and fuel gas connections necessary to serve the new appliance in one-or two-family residential homes, and manufactured homes where the venting and combustion air are compliant with current code requirements.
 - (d) Replacement of gas pool and spa heating appliances of equal or less Btu/cfh rating not located inside a structure and not located closer than five (5) feet from a property line.
 - (e) In addition to items (a) through (d), the Building and Safety Manager is authorized to waive the requirement to obtain a fuel-gas permit for additional items where it is found the nature of the work to be performed does not require a permit to obtain compliance with this Chapter, the Technical Codes and other ordinances of the City.
- (4) Mechanical Permits. A mechanical permit shall not be required for the following:
- (a) Portable heating appliance.
 - (b) Portable ventilation equipment.
 - (c) Portable cooling unit.
 - (d) Steam, hot, or chilled water piping within any heating or cooling equipment regulated by Mechanical Code.
 - (e) Replacement of any part not altering its approval or making it unsafe.

- (f) Portable evaporative cooler.
 - (g) Replacement of evaporative coolers affixed to a one- and two-family dwelling where the replacement equipment is of equal or lesser airflow (cfm) and is placed in the same location as the existing evaporative cooler.
 - (h) Repair or replacement in kind (equal or less cfm and amperage rating), by a licensed contractor, of an air-conditioner unit, furnace, heat pump or packaged unit not over 5 tons (17.5 kW) of conditioning capacity. Replacement equipment shall be in the same location and equal to or less than the weight of that which is replaced. Repair or replacement of refrigeration systems located inside a commercial building shall require a permit and compliance with all requirements of this Code for the classification of refrigerant utilized in the new equipment.
 - (i) In addition to items (a) through (f), the Building and Safety Manager is authorized to waive the requirement to obtain a mechanical permit for additional items where it is found the nature of the work to be performed does not require a permit to obtain compliance with this Chapter, the Technical Codes and other ordinances of the City.
- (5) Plumbing Permits. A plumbing permit shall not be required for the following:
- (a) Stopping of leaks in drains, water, soil, waste, or vent pipe, not including defective concealed trap, drainpipe, water, soil, waste, or vent pipe requiring removal and replacement.
 - (b) Clearing of stoppages or the repairing of leaks in pipes, valves, or fixtures, and the removal and reinstallation of water closets, not including the replacement or rearrangement of valves, pipes, or fixtures.
 - (c) Replacement of electric water heating appliances of equal or less amperage rating, where code required bonding and disconnecting means are present, in one- and two-family residential, R-1, R-2, R-3, and R-4 occupancies, manufactured homes, and park models where the appliance serves an individual dwelling unit.
 - (d) Replacement or new installation of potable water conditioning or treating appliances, in one- and two-family residential, manufactured homes, and park models where the appliance serves an individual dwelling unit.
 - (e) Replacement of evaporative coolers of equal or less cfm and amperage rating, in one- and two-family residential and manufactured homes where the appliance serves an individual dwelling unit.
 - (f) Installation of an automatic hot water circulating pump energized by means of a cord or cable having an attachment plug end for connection to a 115-volt receptacle in one- and two-family residential and manufactured homes where the system serves an individual dwelling unit.
 - (g) Installation of private sub-meters on an existing master-metered potable water supply system.
 - (h) In addition to items (a) through (g), the Building and Safety Manager is authorized to waive the requirement to obtain a plumbing permit for additional items where it is found the nature of the work to be performed does not require a permit to obtain compliance with this Chapter, the Technical Codes and other ordinances of the City.

If you still have questions about whether a permit is required or not after reviewing this document please contact the Building Division at 480-474-5156 or buildingpermits@ajcity.net with your questions.