



TOWN OF FAIRPLAY BUILDING DEPARTMENT

BUILDING GUIDE

WORK EXEMPT FROM BUILDING PERMIT

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of the Town of Fairplay. Zoning regulations are required to be followed and may require authorization from the planning department before construction. Building permits are not required for the following:

- 1.) One-story accessory structures used as sheds, playhouses or similar uses, if the area does not exceed 200 Sqft
- 2.) Fences not over 6 feet high and more than 1 foot from a property line.
- 3.) Retaining walls that are not over 4 feet from the bottom of the footing to top of the wall.
- 4.) Water tanks less than 5,000 gallons supported directly on grade.
- 5.) Sidewalks and driveways not more than 30" above grade and not over any basement or story.
- 6.) Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
- 7.) Prefabricated swimming pools not more than 24" deep and not more than 5,000 gallons and at a R-3 residential property.
- 8.) Swings and other playground equipment accessory to one and two family dwellings.
- 9.) Portable heating appliances

Emergency repairs.

Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the building official.

For reference only, for the complete details and list of exempt work, see the adopted building codes.