



# Permit Exemptions

PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT  
BUILDING SAFETY DIVISION  
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This Information Bulletin describes the regulations covering construction work that is exempt from building, electrical, plumbing, and mechanical or combination permits in Pinal County. For further information see the 2018 International Building Code” (IBC), “International Plumbing Code” (IPC), “International Mechanical Code” (IMC), 2017 “National Electrical Code” (NEC) and Building Safety Department Policy.

*Exemption from the permit requirements shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions the building code.*

## I. WHEN IS A PERMIT REQUIRED?

In Pinal County, if the proposed construction work is not listed as exempt in this Bulletin or the codes referenced above, it does require a permit. For clarification or additional information visit an office of Building Safety, located in Florence, or at the County Complex in Oracle, Casa Grande or Apache Junction or call Building Safety at (520) 866-6405.

## II. BUILDING PERMIT EXEMPTIONS

Even though construction may not require a building permit, an electrical, plumbing or mechanical permit may be necessary.

**\*\*NOTE: Construction work may not require a building permit, but it is not always exempt from Planning and Development or other public agency requirements.**

A building permit will not be required for the following:

### A. Small accessory Buildings

A single one-story detached accessory building used as a tool or storage shed; playhouse and similar non-habitable use are permit exempt provided the gross floor area does not exceed 200 square feet and the wall height does not exceed 10 feet above finish grade. Approval of the location is still required by Pinal County Community Development Zoning Division. Any additional structures regardless of size will require a building permit. A building where a golf cart, motorcycle or similar motorized vehicles are parked is a garage and is not exempt from building permits.

### B. Walls and Fences

Fences not over seven feet high, measured on the outside lowest adjacent grade, are exempt. A single row of masonry cap added to a masonry fence may exceed the seven foot limit. Retaining walls not over four feet in height measured from the bottom of the footing to the top of the wall may be exempt. Walls supporting a surcharge are not exempt unless they are 2 feet or less in height. For more information please reference *Bulletin 014 Walls and Fences.*

### C. Water Tanks

Water tanks are exempt when not exceeding 5000 gallons in

capacity, supported directly on grade and the ratio of height to diameter or width is equal to or less than 2 to 1.

### D. Paving and Platforms

Platforms, walks and driveways not more than 30 inches above grade and not over a basement or story below are exempt. Outside paving is exempt.

### E. Patio covers Decks and Awnings

1. Patio and porch cover structures, built as additions to one- and two-family dwellings and subject to all of the following conditions are exempt:

- a. Up to 120 square feet and extend a maximum of 8 feet from the dwelling.
  - b. The attachment to the dwelling is supported on a bearing wall of the existing structure and not from the fascia. For manufactured homes, the roof cover cannot attached to the home, it must be free-standing, self-supporting.
  - c. Required yard setbacks are not encroached upon.
  - d. Use a minimum of 2" X 6" rafters and a minimum of 4" X 6" beams.
  - e. Structural framing members must be securely fastened.
2. Decks not over 30" above finished grade, less than 200 sq. ft., and with no structure on the deck.
3. Attached engineered Aluminum Awnings that do not exceed 1000 sq. ft. roof area.
4. Retractable Awnings shall be exempt from building permits if the awning area does not exceed 120s.f. and does not extend more than 8 feet for the structure.

### F. Free-Standing Shade Structures

Free-standing ramadas, gazebos, livestock, hay and similar structures shall be exempt from building permits provided they are not greater than 200s.f. in roof area and set back requirements are not encroached.

### H. Replacement of HVAC Equipment (“Like for Like”)

The repair or replacing of electrical HVAC equipment such as a furnace, condenser unit, and evaporative cooler for one- and two-family dwellings with the same type and rating in the same location may be permit exempt.

The replacement of electrical or gas water heater with same type, size & location may be permit exempt.

