

# Town of Wellton

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## **Building Permits and Work Exempt from Permits**

A permit is required to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure. A permit is also required to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical or plumbing system, which installation is regulated by the adopted building codes in the Town of Wellton.

Certain work is exempt from requirement for permits. Exemption from the permit requirements still requires that work be performed in accordance with the adopted codes in the Town of Wellton.

Work Exempt from Permit:

Building:

One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, up to 120 sq. ft. Must meet required Zoning setbacks and lot coverage.

Fences not over 6 feet high. Must meet required Zoning setbacks.

Retaining walls that are not over 4 feet high, measured from the bottom of the footing to top of the wall, unless supporting a surcharge or impounding Class I, II, or III-A liquids.

Water tanks supported at grade, up to 5,000 gallons, and maximum 2:1 height-to-width ratio.

Sidewalks and driveways not more than 30" above adjacent grade and not over any basement or story below, and which are not part of an accessible route. Driveways and curb cuts require an encroachment permit.

Prefabricated swimming pools that are less than 24" deep.

Swings and other playground equipment accessory to a single family dwelling. Must meet required Zoning setbacks and lot coverage.

Window awnings supported by an exterior wall which do not project more than 54" from the wall and do not require additional support. Exterior modifications in historic districts require Historic District Review Committee approval.

Movable cases, counters and partitions not over 5' 9" high.

Electrical:

Repairs and maintenance: A permit shall not be required for minor repair work, including the replacement of lamps or the connection of approved portable electric equipment to approved permanently installed receptacles.

Gas:

Portable heating, cooking or clothes drying appliance.

Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Portable fuel cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Mechanical:

Portable heating appliance.

Portable ventilation appliance.

Portable cooling units.

Steam, hot or chilled water piping within any heating or cooling equipment regulated by the code.

Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Portable evaporative cooler.

Self-contained refrigeration systems containing 10 pounds or less of refrigerant or that are actuated by motors of 1 horsepower or less.

Portable fuel cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Plumbing:

The stopping of leaks in drains, water, soil, waste or vent pipe; provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe must be removed and replaced with new material, such work shall be considered new work and a permit is required.

The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not require the replacement or rearrangement of valves, pipes or fixtures.

Emergency Repairs:

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

Repairs:

Application or notice to the building official is not required for ordinary repairs to structures, replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles. Such repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or safety.

If you are planning a construction project in the Town of Wellton, please contact the Building Safety Division in the Town of Wellton Department of Community Development to learn the required and recommended steps before starting your project and for information about building permits and work exempt from permits.