

**Petersburg Borough  
Community & Economic Development Department**

**WHEN IS A BUILDING PERMIT REQUIRED?**

The information provided is of a general nature, please contact Joe Bertagnoli, Borough Building Official, (907)772-4533 with any questions.

The Borough of Petersburg has adopted the 2009 International Building Code (IBC) and 2009 International Residential Code (IRC).

According to the 2009 IBC and IRC, a permit is required when “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.”

In general, anything that effects foundations or roof support structures, natural land drainage or anything that may possibly impact a neighbor or adding to an existing structure would require a building permit.

In general, adding to, or running a new circuit, circuits or service on any voltage over 50 would require an electrical permit.

In general, adding to, or running new drains, vents or potable hot and cold water piping would require a plumbing permit.

**IBC 105.2, IRC R105.2, Work exempt from permit.** Exemption 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 this jurisdiction.

**The following does not require a permit; however, any structure is required to follow property line setbacks.**

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 square feet on a single-family lot (18.58 m<sup>2</sup>) or 120 square feet on commercial or multi-family property.
2. Fences not over 6 feet (1829 mm) high
3. Single Family Residential decks that are not attached, 200 square feet or less, 30 inches or less in height from grade at any point, and do not serve the required exit door.
4. Retaining walls which are less than or equal to 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding liquids.  
Flammable or combustible liquids.
5. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2 to 1.
6. Shade cloth structures constructed for nursery or agricultural purposes and not including service systems.
7. Swings and other playground equipment accessory to detached one- and two-family dwellings.
8. Window awnings in single-family and accessory occupancies supported by an exterior wall which do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support

9. Painting, papering, tiling, carpeting, cabinets, countertops, and similar finish work.

**Electrical:**

1. Minor repair and replacement work, providing no additional wiring is required.

**Mechanical:**

1. Cleaning drains.
2. Repairing leaks
3. Cleaning heating systems

**Any type of work not listed above will require a permit.**

**IBC 105.2.1, IRC R105.2.1 Emergency repairs.** Where equipment replacement 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.

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