



CITY OF
SARATOGA SPRINGS

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BUILDING DEPARTMENT

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DOES MY PROJECT NEED A BUILDING PERMIT?

The question is often asked, “Does my project need a building permit”.

The best way to find out is to contact the City or County having jurisdiction where your project is to be built and ask. The building department will be happy to answer these questions and help you through this process.

According to the International Building Code and the International Residential Code which are currently the adopted codes in the state of Utah and the City of Saratoga Springs most projects need to have a building permit in place prior to the beginning of construction. Section R105 of the IRC states:

R105.1 Required. *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.*

There are certain exceptions to this code requirement that include but are not limited to;

- 1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11.15 m²).*
- 2. Fences not over 6 feet (1829 mm) high.*
- 3. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top*

of the wall, unless supporting a surcharge.

4. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18 927 L) and the ratio of height to diameter or width does not exceed 2 to 1.

5. Sidewalks and driveways.

6. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.

7. Prefabricated swimming pools that are less than 24 inches (610 mm) deep.

8. Swings and other playground equipment.

9. Window awnings 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.

The code also states that even though some projects do not need to have a building permit they must still meet all other requirements of the building code and other adopted standard of the of the jurisdiction.

If there is a project in you future plans or if you have any questions please contact your local building department for advice. This will help to ensure that your project runs smoothly and meets all local requirements.