

Wichita Construction Permit Requirements

Building Code (Title 18 of the City Code):

R105.2 Work exempt from permit: Permits shall not be required for the following. 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.

1. (a) One-story detached accessory structures, provided the floor area does not exceed 200 (13.94mm) square feet and a location permit is obtained from the Office of Central Inspection prior to installation.
(b) Playhouses or tree houses having single or multi-level floors with or without roofs.
2. Concrete or masonry fences not over 4 feet (1219mm) in height measured from the bottom of the footing to the top of the wall and other fences not over 8 feet (2438mm) 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 not more than 30 inches (762 mm) above adjacent grade and not over any basement or story below.
6. Decks, stoops, and porches not more than 30 inches (762mm) above adjacent grade without overhead structures and not over any basement or story below.
7. Replacement of floor covering, painting, papering, tiling, carpeting, cabinets, counter tops, paneling and similar finish work.
8. Prefabricated swimming pools that are less than 24 inches (610 mm) deep and the capacity does not exceed 5,000 gallons (18,927 L) in which the pool walls are entirely above the adjacent grade.
9. Swings and other playground equipment accessory to a one- or two-family dwelling.
10. Window awnings supported by an exterior wall which do not project more than 54 inches (1372mm) from the exterior wall and do not require additional support.
11. Emergency board-up, or securing temporary bracing of a building after a fire, storm, vehicle damage or other disaster which caused the building to be open or unsafe. The building owner or his/her agent may cause such work to be done provided that the Office of Central Inspection is notified the following business day.
12. Repair or replacement of roofing and/or siding materials not exceeding 400 square feet (37.16mm²) within any 12 month period.
13. Repair or replacement of interior gypsum wallboard on non-fire rated walls or ceilings when the total area does not exceed 100 square feet (9.29m²) within any 12-month period and provided that no framing electrical, mechanical or plumbing changes are made.

Electrical Code (Title 19 of the City Code):

Electrical permit NOT required:

- Repairing light fixtures, other than ballast type.
- Replacing defective wall switches or receptacles.
- Repairing electrical equipment (replace contactor, solenoid, etc. inside a piece of equipment)
- Replacing of a light fixture when located inside a dwelling unit

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Electrical permit required:

- Replacing the electrical panel or disconnects.
- Any repair or replacement work inside the electrical service equipment.
- Replacing of wiring, whether installed in a raceway or a cable.
- Replacing ballasts in light fixtures. (Ballast type fixtures are normally found on parking lot lighting and exterior lighting mounted to the building.
- Adding any electrical devices, such as adding a receptacle, or adding any equipment.
- Installing ceiling fans (these are required to have a special box installed)

Plumbing/Gas Code (Title 21 of the City Code):

Plumbing/gas permits NOT required:

- Portable heating, cooking or clothes drying appliances.
- Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
- Replacement fixtures such as sinks, faucets or toilets where no new or relocated drain waste opening is created.
- Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Plumbing/gas permits and inspections are required for new and replacement water heaters; any sewer line work, including sewer line repair; any remodeling where new drain waste openings are added, moved or substantially altered; any new or extended, replacement or substantially altered gas line piping; and/or

Mechanical/HVAC Code (Title 22 of the City Code):

Mechanical/HVAC NOT required:

- Portable heating appliances.
- Portable ventilation appliances.
- Portable cooling units.
- Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
- Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
- Portable evaporative coolers.
- Self-contained refrigeration systems containing 10 pounds (4.54kg) or less of refrigerant or that are actuated by motors of 1 horsepower (746 W) or less.
- Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Mechanical permits and inspections are required for new, replacement or relocated furnaces, and for new or replacement air handlers, A.C. condenser units, heat pumps, coils and new fireplaces. Permits and inspections are not required to change out certain internal components for these appliances including belts, electric heat strips, blowers, fans, motors and/or compressors.

Other Permit Exemptions:

The stopping of leaks in drains, water, soil, waste or vent pipe; provided, however, that if any concealed trap, drainpipe, water, soil, water or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.

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 involve or require the replacement or rearrangement of valves, pipes or fixtures.

R105.2.1. Emergency repairs. Where repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the building official.

R105.2.2. Repairs. Application or notice to the building official is not required for ordinary repairs to structures. Such repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting away 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 gas, mechanical or other work affecting public health or general safety.