



DIVISION OF  
ENGINEERING & CONSTRUCTION MANAGEMENT  
PLAN REVIEW | PERMITTING | ENGINEERING | CONSTRUCTION

### Building Permit Not Required - Residential

- One-story detached accessory structures, of wood or metal construction, not used for human habitation, provide the floor area does not exceed 400 square feet.
- Fences not over 7 feet high.
- Retaining walls that retain less than 36-inches of unbalanced backfill unless supporting a surcharge.
- Water tanks supported directly upon 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.
- Sidewalks and driveways not more than 30 inches above adjacent grade and not over any basement or story below.
- Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
- Prefabricated swimming pools that are less than 24 inches deep.
- Swings and other playground equipment accessory to a one or two-family dwelling.
- Window awnings supported by an exterior wall which do not project more than 54 inches from the exterior wall and do not require additional support.
- Decks not exceeding 200 square feet in area, that are not more than 30 inches above grade at any point, are not attached to a dwelling, do not serve the exit door required by Section R311.4.

### Building Permit Not Required - Commercial

- One-story detached accessory structures, of wood or metal construction, not used for human habitation, provide the floor area does not exceed 400 square feet.
- Fences not over 7 feet high.
- Oil derricks.
- Retaining walls that retain less than 36-inches of unbalanced backfill unless supporting a surcharge or impounding Class I, II or III-A liquids.

- 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.
- Sidewalks and driveways not more than 30 inches above adjacent grade and not over any basement or story below and which are not part of an accessible route.
- Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
- Temporary motion picture, television and theater stage sets and scenery.
- Prefabricated swimming pools accessory to a Group R-3 occupancy, as applicable in Section 101.2, which are less than 24 inches deep.
- Shade cloth structures constructed for nursery or agricultural purposes and not including service systems.
- Swings and other playground equipment accessory to detached one- and two-family dwellings.
- Noncombustible awnings or canopies shaped to positively shed snow and supported by an exterior wall that do not project more than 54 inches from the exterior wall and have a maximum height of 4 feet and a maximum width of 8 feet. Awnings or canopies with proposed lighting as an integral part or that are intended to be used as a sign shall require a permit.
- Non-fixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches in height.
- Agricultural Building in accordance with Section 202. (A structure designed and constructed to house farm implements, hay grain poultry, livestock or other horticultural products. This structure shall not be a place of human habitation or a place of employment where agricultural products are processed, treated or packaged, nor shall it be used by the public.)

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80 West Baltimore Street | Hagerstown, MD 21740-6003 | P: 240.313.2460 | TDD: 711

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