



Do I need a permit for my commercial project?

New commercial construction, commercial accessory buildings, remodels and additions require building, electrical, mechanical and plumbing permits. The building permit must be obtained and issued before a trade permit can be applied for. Additional requirements may need to be met before a building permit can be issued depending upon the property location, zoning or based on design guidelines for the area. Permits are required for construction that changes, moves or repairs walls, floors, ceilings, windows, doors, electrical, mechanical, or plumbing.

**One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, require a building permit that includes a detailed drawing for permanent anchorage for wind load. (Please contact Zoning Department for requirements/permit)*

Building:

1. Fences not over 7 feet (2134 mm) high. (Zoning required)
2. Oil derricks.
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 or impounding Class I, II or IIIA liquids. (Please contact Environmental Department for requirements/permit)
4. Water tanks supported directly on grade if the capacity is not greater than 5,000 gallons (18 925 L) and the ratio of height to diameter or width is not greater than 2:1. (Engineering required)
5. Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route. (Engineering required)
6. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
7. Temporary motion picture, television and theater stage sets and scenery.
8. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, are not greater than 5,000 gallons (18 925 L) and are installed entirely above ground.
9. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
10. Swings and other playground equipment accessory to detached one- and two-family dwellings.
11. Window awnings in Group R-3 and U occupancies, supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.
12. Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches.

Electrical:

1. *Repairs and maintenance: Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.*
2. *Radio and television transmitting stations: The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.*
3. *Temporary testing systems: A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.*

Gas:

1. *Portable heating appliance.*
2. *Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.*

Mechanical:

1. *Portable heating appliance.*
2. *Portable ventilation equipment.*
3. *Portable cooling unit.*
4. *Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.*
5. *Replacement of any part that does not alter its approval or make it unsafe.*
6. *Portable evaporative cooler.*
7. *Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (0.75 kW) or less.*

Plumbing:

1. *The stoppage of leaks in drains, soil, waste or vent pipes. However, should the defect necessitate removal and replacement with new material below the floor, behind the wall, above the ceiling or underground, it shall constitute new work and a permit shall be obtained and inspection made as required in this code.*
2. *The clearing of stoppages.*
3. *The repairing of leaks in valves or fixtures.*
4. *The removal, replacement, and reinstallation of a water closet for a cleanout opening, provided the reinstallation does not involve or require relocation or rearrangement of any portion of the drainage and venting plumbing system, valves, water pipes or new fixtures.*
5. *Removal and replacement, or repair of existing domestic/residential lavatory fixtures, domestic/residential kitchen fixtures, domestic/residential laundry tray fixtures and shower heads, provided such replacement does not involve or require the relocation or rearrangement of any portion of the drainage and venting plumbing system, valves, water pipes, or backflow devices.*
6. *Removal and replacement, or repair of existing domestic/residential appliances such as clothes washing machines, domestic/residential food waste grinder (garbage disposals), and domestic/residential dishwashers, provided such replacement does not involve or require the relocation or rearrangement of any portion of the drainage and venting plumbing system, valves, water pipes, or backflow devices.*

7. *Removal and replacement, or repair of existing domestic/residential electric water heaters and domestic/residential electric tankless water heaters, provided such replacement does not involve or require the relocation or rearrangement of any portion of the drainage and venting plumbing system, valves, water pipes, or backflow devices.*
 - A. *Plumbing repair or replacement described may be completed by the property owner. Property owners performing plumbing work may request a plumbing inspection, for a fee as determined by the Mayor and City Council of Ocean City.*
 - B. *Exemptions from obtaining a permit required by this code shall not be construed as to authorize any work to be performed in violation of the code.*