



THE PRINCE GEORGE'S COUNTY GOVERNMENT  
Department of Permitting, Inspections and Enforcement  
Building Plan Review Division



## WORK EXEMPT FROM BUILDING PERMITS

The purpose of this document is to provide guidance and clarity for Work Exempt from a Building Permit as identified in Prince George's County Code, [Subtitle 4, Sec. 4-111. Administration; Section 105, Permits](#). Permits required by the Washington Suburban Sanitary Commission (WSSC) and the Site/Road Plan Review Division are not covered in this document.

Except for property classified as a Historic site and/or property located within the Chesapeake Bay Critical Area Overlay Zones, permits shall not be required for the following, provided that the construction does not result in any violation of the subtitles and the building code.

### Building\*

1. A one-story detached accessory structure (tool, storage shed, playhouse and similar uses) on one- and two-family dwelling properties with less than one hundred fifty (150) square feet of floor space not designed or intended for occupation or habitation and limited to one (1) accessory structure only per property.
2. All forms of paving less than five hundred (500) square feet except for parking surfaces (per property/lot).
3. A retaining wall not greater than two (2) feet in height unless supporting a structure.
4. Fence(s) (4) feet or less in height, except fences on a corner lot per [Subtitle 27-421](#).
5. Satellite dish(es) not greater than two (2) feet in diameter and height.
6. Residential: Installation of siding including vinyl siding replacement, roofing, or storm door/window installations, provided that no construction is involved.
7. Painting, papering, tiling (floor), carpeting, installation of cabinets, countertops and similar finish work.
8. Prefabricated swimming pools accessory to a one- and two-family dwelling occupancy (not any other use group or public swimming pool) that are less than 24 inches (610 mm) deep, are not greater than 5,000 gallons (18,925L) and are installed entirely above ground provided a four-foot fence is installed around the pool perimeter.
9. Swings and other playground equipment accessory to detached one- and two-family dwelling.
10. An agricultural building per Maryland Code, Pub. Safety § 12-508 and [Subtitle 27-252](#). Consult with Prince George's Soil Conservation District for approval/permitting requirements.
11. Replacement (in-kind) of non-fire rated interior/exterior doors and windows with no structural modification.

### \*NOTES:

- A. If any of the above activities result in land disturbance that exceeds 5,000 square feet, exceeds 100 cubic yards of earth, and/or exceeds twelve inches of grade change, then a grading permit is required in accordance with [Subtitle 32-127](#).
- B. If any of the above activities alter drainage patterns, then a grading permit is required in accordance with Subtitle 32-127.
- C. Tree Conservation — If any of the above activities involve the clearing of trees and/or woodland, the permittee shall contact the Maryland–National Capital Park and Planning Commission — Environmental Planning Section — to determine if a tree conservation plan or exemption is required.
- D. If additions or modifications to existing residential dwellings exceed the maximum allowable lot coverage in accordance with Subtitle 27, then stormwater management and grading permits are required in accordance with [Subtitle 32-174](#).



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### **Mechanical**

1. Portable heating appliance.
2. Portable ventilation equipment.
3. Portable cooling unit.
4. Modification of steam, hot or chilled water piping within any heating or cooling equipment regulated by this code that does not alter its approval (Listing) or make it unsafe.
5. Replacement of any part that does not alter its approval (Listing) 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.
8. One-to-one replacement of appliances such as a stove, refrigerator, washer, dryer, etc.

### **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 does 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.

### **Repairs/Replacement**

Ordinary repairs, other than those that include cutting away of any wall, partition or portion thereof, the removal or cutting 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; or include additions to, alteration of, replacement or relocation of water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.

1. Ordinary repairs shall include replacement-in-kind of the following:
  - a. Siding, roofing, gutters, leaders and downspouts, private sidewalks, driveways, patios, awnings and canopies (repair only), equipment, cabinets, slabs, handrails, window screens, or storm doors;
  - b. Not more than 80 square feet (7.4 sq. meters) of gypsum board (dry wall) excluding installation of fire-rated gypsum wall board or shaft liner, and recirculation range hoods.
2. Repair of non-fire rated interior/exterior doors and windows with no structural modification.

Anything not covered in this document requires a permit. If you have any questions, please reach out to [dpiexprd@co.pg.md.us](mailto:dpiexprd@co.pg.md.us) or call 301-636-2070.