



# WORK EXEMPT FROM BUILDING PERMITS

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Please note that work which does not require a Building Permit may still require Planning Division, Engineering Division and/or other agency approval(s). Please contact our office for further information. Per 2022 California Residential Code (CRC) section R105.2 and California Building Code (CBC) Section, 105.2, a permit shall not be required for the following:

## **Building:**

1. **One-story detached** accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area is not greater than 120 square feet with no utilities (water, electric or gas).
2. Fences not over 7 feet high. For additional information regarding fence height and location contact the Planning Division at 650-853-3189.
3. Oil derricks.
4. Retaining walls that are not over 4 feet 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.
5. Water tanks supported directly on grade if the capacity is not greater than 5,000 gallons and the ratio of height to diameter or width is not greater than 2:1.
6. Sidewalks and driveways not more than 30 inches above adjacent grade, and not over any basement or story below and are not part of an *accessible route*. For additional information contact the Engineering Division at 650-853-3189.
7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work. Please note, if you are considering a kitchen and/or bathroom remodel, we highly recommend you contact our office to avoid any delays to your project.
8. Temporary motion picture, television and theater stage sets and scenery.
9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches deep, are not greater than 5,000 gallons and are installed entirely above ground.
10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
11. Swings and other playground equipment accessory to detached one- and two-family dwellings.
12. Window *awnings* in Group R-3 and U occupancies, supported by an *exterior wall* that do not project more than 54 inches from the exterior wall and do not require additional support.
13. **No-fixed and movable** fixtures, cases, racks, counters and partitions **not over 5 feet 9 inches in height**.
14. *Residential decks* not exceeding 200 square feet in area, that are no more than 30 inches above grade at any point, are not attached to a dwelling and do not serve the exit door required by CRC Section R311.4.

## **Electrical:**

**Repairs and maintenance:** Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

**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.

**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.

1. *Residential* listed cord-and-plug connected temporary decorative lighting.

2. *Residential* reinstallation of attachment plug receptacles but not the outlets, therefore.
3. *Residential* replacement of branch circuit over current devices of the required capacity in the same location.
4. *Residential* electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.
5. *Residential* minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

**Gas:**

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
3. *Residential* portable heating, cooking or clothes drying appliances.
4. *Residential* portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

**Mechanical:**

1. Portable heating appliance, portable ventilation equipment, portable cooling unit or portable evaporative cooler.
2. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
3. Replacement of any part that does not alter its approval or make it unsafe.
4. Self-contained refrigeration system containing 10 pounds or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.

**Plumbing:**

1. The stopping of leaks in drains, water, soil, waste or vent pipe, provided, **however**, that if any concealed trap, drain pipe, water, soil, waste 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.
2. 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**.

**Emergency Repairs** - Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted **within the next working business day** to the Building Official. (CRC R105.2.1, CBC 105.2.1)

**Repairs** - Application or notice to the Building Official is not required for ordinary repairs to structures, replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

- **Such repairs shall not include** the 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; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any standpipe, 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. (CRC R105.2.2)

**Public service agencies** - A permit shall not be required for the installation, alteration or repair of generation, transmission, distribution or metering or other related equipment that is under the ownership and control of public service agencies by established right. (CRC R 105.2.3, CBC 105.2.2)