

RESIDENTIAL ONLY

Work Exempt from Permit

Section R105.2 2016 California Residential Code

This handout describes the regulations covering construction work that is allowed without obtaining a building permit.

Work Exempt from Building Permits

Permits shall not be required for the following type of work:

One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 Ft² and not over twelve feet in height (per Zoning Ordinance 17.41.022 dated 3/12/05).

This does not exempt attached structures regardless of size which include Patio Covers, Arbors, Pergola's, etc.

Fences not over 7-ft high and not of masonry construction.

Contact the Planning Division for zoning and setback requirements. Fences must meet regulations for height in the front and street side setback.

Retaining walls that are not over 4-ft 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 III-A liquids.

Contact the Planning Division for zoning and setback requirements. Retaining walls must meet regulations for height in the front and street side setback.

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 2:1.

Contact the Planning Division for zoning and setback requirements prior to installation.

Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.

Temporary motion picture, television and theater stage sets and scenery. (Disabled access review required for all stage sets.)

Verify the need of a special event permit prior to installation.

Swings and other playground equipment accessory to detached one-and two-family dwellings.

Prefabricated swimming pools that are less than 24 inches deep (610mm).

Window awnings supported by an exterior wall that do not project more than 54-in from the exterior wall and do not require additional support of group R-3 and U occupancies. (Must maintain a minimum Five foot setback from property lines.)

Decks not exceeding 200 Ft² in area, that are not more than 30 inches above grade at any point, are not attached to a dwelling and do not serve the exit door required by Section R311.4.

Replacement of electrical fixtures.

The stopping of leaks in drains, water, soil, waste or vent pipe provided it is not concealed. Clearing of stoppages provided repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

Plumbing, electrical and mechanical work associated with the above exempted items requires separate applicable permits. Exemption from the 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.

Questions?

Additional information for specific repairs or installations may be requested at the Building Division. **When in doubt please contact us at the phone number listed below.**

Community Development Department

Address: 1110 West Capitol Ave., 2nd floor

Phone: (916) 617-4645

Hours: Monday through Thursday
8:00 -1:00 (sign in req. by 12:30 p.m.)
By appointment after 1 and Friday