

Work Exempted from Permits

You may be interested to know that several areas of home improvement do not require you to obtain Building permits. For example, a permit is not required for the following types of work:

GENERAL CONSTRUCTION NOT REQUIRING A BUILDING PERMIT

Please note that even when a Building permit is not mandatory, a Planning zone clearance may still be required. Please check with the Planning Division before beginning construction.

Buildings

Any building which is accessory to a dwelling, such as a children's playhouse or tree house, pool dressing room, equipment shed, or utility building provided that:

- a. It does not exceed 120 sq. ft. in floor area or 12 ft. in overall height from floor to roof.
- b. It contains no plumbing or electrical installations.
- c. It is not located in front, side, or other yard where a setback is required by City Zoning regulations.
- d. It is separated more than 6'0" from any similar structure and from the dwelling.

Fences and Walls

- a. Wood fences not over 7'0" high, where a setback is not required by City Zoning regulations.
- b. Retaining walls 3'0" or less in height measured from top of footing to top of wall, where a slope or other surcharge load is not supported by the wall, and not built on a slope.
- c. Retaining walls 18" or less in height measured from top of footing to top of wall, where a slope is supported by the wall, and not built on a slope.
- d. Free standing walls — block wall — 3'0" or less where a setback is not required by City Zoning regulations.

Roofs

Repairs to roof coverings less than a total of 100 sq. ft. within any 12-month period.

Wood Decks

Detached decks which are less than 30 inches above grade and are separated from the dwelling by 5'0" or more and do not violate any provision of the City Zoning regulations or Building Code slope setback regulations.

Window Awnings

Window awnings which are supported by the exterior wall of the residential dwelling and do not project more than 54 inches from the exterior wall.

PLUMBING WORK NOT REQUIRING A PLUMBING PERMIT

- a. Repairing of leaks in pipes, valves, or fixtures when such repairs do not involve or require the replacement or rearrangement of valves, pipes, or fixtures.
- b. Replacement of dishwashers or garbage disposals, which previously have been installed with permits, and there is no replacement or alteration of existing piping.
- c. Water lines to residential refrigerators for ice making machines.
- d. Clear stoppages.
- e. Installation or repair of exterior water lines provided there is a permitted and approved cross connection device (anti-siphon valve) between the repair and the potable water supply.

ELECTRICAL WORK NOT REQUIRING AN ELECTRICAL PERMIT

- a. Replacement of dishwashers and garbage disposals or trash compactors, which previously have been installed with permits and are the same type and rating in the same location.
- b. Temporary decorative lighting.
- c. Repair or replacement of switches or plugs, which previously were installed with a permit and involve no alteration of the electrical wiring system.
- d. Repair or replacement of any overcurrent device (circuit breakers or fuses) of the required capacity in the same location, as was originally installed with a permit.
- e. Repair or replacement of fixed motors, transformers, or fixed permitted and approved appliances with same rating and in the same location; for example, swimming pool pump motors.

Only qualified persons should attempt a major remodel or alteration project. It is an effective common practice to have a licensed professional contractor assist you. Licensed contractors are required to know the codes and can make the job of remodeling much simpler. Information pertaining to contractors and the status of their license may be obtained by contacting the State Contractor License Board.

Questions on types of construction needing permits and stages of development that require inspection can be answered by the Community Development Department between the hours of 7:30 a.m. and 5:30 p.m., Monday through Thursday and alternating Fridays between the hours of 8:00 a.m. and 5:00 p.m., (805) 449-2500.

