

# CITY OF VALLEJO

# Central Permit Center

Business License (707) 648-4310 Building (707) 648-4374 Fire Prevention (707) 648-4565

Planning (707) 648-4326 Public Works (707) 651-7151

# Construction Projects That Do Not Require Building Permits

2010 California Building Code Section 105.2

Work that does not require building permits and inspections is as follows:

### **Building:**

- 1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11 m2).
- 2. Fences not over 6 feet (1,829 mm) high.
- 3. Oil derricks.
- 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 III A liquids.
- 5. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18,925 L) and the ratio of height to diameter or width does not exceed 2:1.
- 6. 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.
- 7. Painting, papering, tiling (not including tubs and shower), carpeting, cabinets (that do not contain plumbing, electrical, or mechanical in or on them), counter tops and similar finish work.
- 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 (610 mm) deep, do not exceed 5,000 gallons (18,925 L) 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 supported by an exterior wall that do not project more than 54 inches (1,372 mm) from the exterior wall and do not require additional support of Groups R-3 and U occupancies.
- 13. Non-fixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1,753 mm) in height.

#### **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. (Replacement of surface mounted, or recess lighting does require permits).

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.

#### 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 (5 kg) 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 the 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.
- 105.2.1 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 Chief Building Official.
- 105.2.2 Repairs. Application or notice to the Chief 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.

Clarification to this policy can be provided by the Chief Building Official, or one of the assigned staff upon request.