



WORK EXEMPT FROM BUILDING PERMITS

105.2 Work exempt from permit.

A permit shall not be required for the types of work in each of the separate classes of permit as listed below. Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in violation of the provisions of the technical codes or any other laws or ordinances of this jurisdiction.

Projects that change the configuration of walls, pipes, wiring, roofs, or major appliances typically **DO** require at least one type of building permit.

Projects that **DO NOT** need a building permit are simple surface (cosmetic) projects; minor repairs and replacements; and minor site improvements or small structures.

In accordance with the 2019 California Building Code Section 105, here are the most common projects that **DO NOT** require a building permit:

FINISH IMPROVEMENTS:

1. Cabinet refacing or replacement without changing walls, plumbing, or electrical configurations
2. Counter top replacement
3. Decorative tile installations
4. Floor finishes such as carpet, linoleum, tile, etc.
5. Floor sheathing repairs up to 10 square feet
6. Painting
7. Non-Rated sheetrock locations

MINOR REPAIRS AND REPLACEMENTS:

8. Appliance repairs that do not alter the appliance's original approval and listing
9. Electrical circuit breaker and fuse replacements (do get a permit to replace a main disconnect)
10. Electrical outlet replacements
11. Electrical switch replacements in existing boxes
12. Faucet or toilet repair or replacement
13. Roof repairs or replacements that are less than 25% of existing roof; do not involve the underlying framing; and occur no more than once in a 12-month period
14. Window replacements that do not alter the window frame, nailing flange, or existing weather protection

SITE IMPROVEMENTS AND SMALL STRUCTURES:

15. Awnings over doors or windows that do not project more than 54 inches in Group R-3 or U occupancies
16. Detached accessory structures of 120 square feet or less and that will not be electrically wired
17. Driveways and walkways not crossing over a basement and not exceeding 30 inches above grade.
18. Swimming pools that are prefabricated and above-ground, holding a maximum of 5,000 gallons and used only at a single-family property
19. Property line fences or garden walls not over 6 feet tall

20. Retaining walls not over 3 feet in height measured from the bottom of the footing to the top of the wall.

2019 CPC section 104.2 Exempt Work. A permit shall not be required for the following:

1. The stopping of leaks in drains, soil, waste or vent pipe, provided, however, that should any trap, drainpipe, soil, waste, or vent pipe become defective and it becomes necessary to remove and replace the same with new material, the same shall be considered as new work and a permit shall be procured 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.

Replacement of piping behind the face of the wall or below the floor requires a permit.

2019 CMC section 104.2 Exempt Work. A mechanical permit shall not be required for the following:

1. A portable heating appliance, portable ventilating equipment, a portable cooling unit, or a portable cooling unit.
2. A closed system of steam, hot or chilled water piping within heating or cooling equipment regulated by this code
3. Replacement of any component part of assembly of an appliance which does not alter its original approval or makes it unsafe.
4. Refrigerating equipment that is part of the equipment for which a permit has been issued pursuant to the requirements of this code.
5. A unit refrigerating system.

2019 California Electrical Code article 89.108.4.1. A permit shall not be required for the following:

1. Listed cord and plug connected temporary decorative (Holiday) lighting; 90 days maximum.
2. Reinstallations of attachment plug receptacles, but not the outlets, therefore.
3. Repair or replacement of branch circuit overcurrent devices of the required capacity in the same location.
4. Installation or maintenance of communications wiring, devices, appliances, apparatus or equipment.

Exemption from permit and inspection requirements shall not be deemed to grant authorization for any work to be done in any manner in violation of any other provision of law or this code.