COMMUNITY DEVELOPMENT DEPARTMENT
Building Inspection Division
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Construction Work Allowed Without a Permit

January 2008

Forms & Handout **B**

Purpose

This handout describes the regulations covering construction work that is exempt from building, electrical, plumbing, and mechanical or combination permits in the City of Lodi.

Building Permits Required

A permit is always required when any proposed construction work is not listed as exempt in the City of Lodi adopted code.

References

The City of Lodi adopted Ordinances and the 2007 Edition of the California Building Code (CBC), California Plumbing Code (CPC), California Mechanical Code (CMC), and Electrical Code (CEC) establish regulation for the construction, alteration, repair, removing, equipment, wiring, plumbing, use and maintenance of all buildings and structure within this jurisdiction.

BUILDING PERMIT EXEMPTIONS

This section applies to combination permits (combination building, electrical, plumbing and mechanical permits issued for single-family residences and duplexes). However, other types of permits may be required depending on the scope of work, for example:

- Plumbing, electrical, and mechanical permits may be required for the above exempted items even if the work is exempted from a building permit.
- Planning may require the issuance of a special permit (Conditional Use Permit) even if the project does not require a building permit.
- Similarly, other departments or public agencies may require permits (Encroachment Permit from Public Works).

A building permit is not required for the following:

1. Small Accessory Buildings and Patio Covers

One-story detached residential accessory structures used as tool and storage sheds, playhouses, and similar uses, provided the structure is not located in a maintenance easement, on a public utility easement, or in front and side street setbacks as required by the Zoning Code. The floor area shall not exceed 120 sq. ft. with not more than 12-in of overhang extending beyond the exterior wall of the structure. The location of the structure shall be 6-ft minimum from the dwelling and other accessory building or structures on the site. The structure shall not exceed 9-ft in height measured from the adjacent adjoining ground.

When any dimension as listed above exceeds the minimum design criteria the structure is no longer exempted and a permit will be required. Refer to the *Patio Covers or Similar Accessory Buildings–Sheds Arbors Trellises* (Policy and Procedure No. B-04-04) for additional plan review requirements.

Carports are not considered patio covers.

2. Retaining Walls and Fences

Fences not over 6-ft high from grade on either side of the fence, or any fence covered on improvement plans, are exempt.

Retaining walls which do not retain more than 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, are exempt. The location of the retaining wall shall be located completely on private property, including the footing.

It is highly recommended to verify the location of any property lines and right-of-ways with our records at the Building Safety & Inspection counter.

Contact planning Department for height & location requirements.

3. Swimming Pools, Spas and Water Tanks

Prefabricated swimming pools and spas accessory to single family residences, duplexes or lodging houses are exempt when the pool walls are entirely above grade and not exceeding 5,000 gallons capacity. Plumbing and electrical permits may be required.

Water tanks are exempt when not exceeding 5,000 gallons in capacity, supported directly upon grade, and the ratio of height to diameter or width does not exceed two to one.

4. Platforms, Decks and Driveways

Platforms, decks, walks and driveways not more than 30-in above grade and not over any basement, story below, accessory to single family dwellings and not required to be on an accessible path of travel, are exempt. It is highly recommended to verify with the Building Safety & Inspection staff for the location of any property lines and right-of-ways prior to commencing any work.

5. Awnings

Window awnings supported by an exterior wall of single family dwellings, duplexes, lodging houses, or garages when projecting not more than 54-in, are exempt.

6. Interior Remodeling

The following types of interior work are exempt from a building permit:

- Movable cases, counters and partitions not over 5-ft and 9-in high
- Painting, papering and similar finish work
- Installation of floor coverings
- Cabinet work

If the work is being done in a commercial building and a change of use is planned as defined by the California Building Code, a building permit may still be necessary.

Any decorative material installations done in the interior of assembly occupancies (Groups A-3, A-2.1) are <u>not</u> exempted.

7. Temporary Structures

Temporary motion picture, television and theater stage sets and scenery are exempt.

- An exempt building permit is applied for by the property owner or authorized agent;
- A plot plan is submitted indicating the proposed building and all existing buildings on the subject parcel and showing for each the size, use and location on the property in relation to property lines and other buildings;
- The Community Development Director determines that the use and location of the proposed building are permitted by the Zoning Code; and
- The proposed building does not require a minimum floor certificate.

Definition: Agricultural building (CBC Section 202) - used to house farm implements, hay, grain, poultry, livestock or other horticultural products, and not used for human habitation, or a place of employment where agricultural products are processed, treated or packaged, or used by the public.

8. Oil Derricks

Oil derricks are exempted.

9. Repairs and Replacements

Roof covering repairs not exceeding 10% of the roof area or 1,000 square feet - whichever is greater - are exempt. Repairs may include similar or new roofing materials. *Example:* A 2,000 sq. ft. single family residence with a total of 20 squares (20 sq. x 10% = 2 squares) does not require a permit for the repair of two squares or less.

Repairs which involve only the replacement of component parts or existing work with similar materials. *Note:* Such repairs must not include any addition, change or modification in construction, exit facilities or permanent fixtures or equipment.

11. Hospital and School Buildings

Hospital and public school buildings under the jurisdiction of the State of California are exempt from City of Elk Grove permits.

ELECTRICAL PERMIT EXEMPTIONS

No electrical permit is required for the following type of work:

Portable motors or other portable appliances energized by means of a cord or cable having an attachment plug end to be connected to an approved receptacle when that cord or cable is permitted by the California Electrical Code.

Repair or replacement of fixed motors, transformers, or fixed approved appliances of the same type of rating in the same location within a single family residence.

Temporary decorative lighting.

Repair or replacement of current-carrying parts of any switch, contactor or control device.

Reinstallation of attachment plugs and cords but not the outlets thereof.

Repair or replacement of electrodes or transformers of the same size and capacity for signs or gas tube systems.

Temporary wiring for experimental purposes in suitable experimental laboratories.

Wiring for temporary theater, motion picture, or television stage sets.

Taping joints.

Electrical wiring, devices, appliances, apparatus, or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.

Low-energy power, control, and signal circuits of Classes I and II as defined in the California Electrical Code.

For the installation, alteration, or repair of electrical wiring, apparatus, or equipment or the generation, transmission, distribution, or metering of electrical energy or in the operation of signals or the transmission of intelligence by a public or private utility in the exercise of its function as a serving utility.

MECHANICAL PERMIT EXEMPTIONS

No mechanical permit is required for the following type of work:

A "portable": heating appliance, ventilation equipment, cooling unit or evaporative cooler.

A closed system of steam, hot or chilled water piping within heating or cooling equipment regulated by the California Mechanical Code.

Replacement of any component part or assembly of an appliance that does not alter its original approval and complies with other applicable requirements of the California Mechanical Code.

Refrigerating equipment that is part of the equipment for which a permit has been issued pursuant to the requirements of the California Mechanical Code.

PLUMBING PERMIT EXEMPTIONS

No permit is required for the following:

The stopping of leaks in drains, soil, waste or vent pipes, provided however, that should any concealed trap, drainpipe, soil, waste or vent pipe becomes 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 will be necessary as provided by the California Plumbing Code.

The clearing of stoppages, including the removal and reinstallation of water closets or;

The repairing of leaks in pipes, valves or fixtures, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

SIGN PERMIT EXEMPTIONS

A sign permit is not required when any of the following applies:

The changing of the advertising copy or message on a painted or printed sign only. Contact planning department for size & area requirements for painted or printed signs. Except for theater marquees and similar signs specifically designed for the use of replaceable copy, electrical signs shall not be included in this exemption.

Painting, repainting, or cleaning of an advertising structure or the changing of the advertising copy or message thereon shall not be considered an erection or alteration that requires a sign permit unless a structural change is made.

Temporary signs such as:

- Real estate signs allowed by the Zoning Code
- Temporary construction signs, signs identifying architects, landscape architects, engineers, contractors or builders provided the signs are located on the construction site and do not exceed four (4) sq. ft. in area
- Political, religious and civic campaign signs
- Promotional signs
- Exempt signs as identified by the Zoning Code

Questions?

Additional information regarding specific repairs or installations may be requested at the Building Safety & Inspection office located at:

Address: *221 West Pine Street*
Phone: ***(209) 333-2235***
Hours: *Mon through Fri, 8 am – 5 pm*