



City of Desert Hot Springs

Building Department

65950 Pierson Blvd. Desert Hot Springs, California 92240

Telephone (760) 329-6411 Fax (760) 288-0639

Work Exempt From Permits

R105.2 Work exempt from permit. Permits shall not be required for the following. Exemption from 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.

Building

- 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 (11.15 square meters).
- Fences not over 6 feet (1,829 millimeters) high
- Retaining walls that are not over 4 feet (1,219 millimeters) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge
- Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18 927 liters) and the ratio of height to diameter or width does not exceed 2 to 1
- Walkways and driveways **Any work performed in City right-of-way requires an [Encroachment Permit](#) (e.g., driveway approach, pedestrian sidewalk, curb-core, etc.)
- Painting, papering, tiling, carpeting, cabinets, counter tops, and similar finish work
- Prefabricated swimming pools that are less than 24 inches (610 millimeters) deep
- Swings and other playground equipment
- Window awnings supported by an exterior wall, which do not project more than 54 inches (1372 millimeters) from the exterior wall and do not require additional support
- Decks not exceeding 200 square feet (18.58 square meters) in area, that are not more than 30 inches (762 millimeters) above grade at any point, are not attached to a dwelling, and do not serve the exit door required by Section R311.4

Electrical

- Listed cord-and-plug connected temporary decorative lighting
- Re-installation of attachment plug receptacles, but not the outlets therefor
- Replacement of branch circuit over-current devices of the required capacity in the same location
- Electrical wiring, devices, appliances, apparatus, or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy
- Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles

Gas

- Portable heating, cooking, or clothes drying appliances
- Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe
- Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid



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Mechanical

- Portable heating appliances
- Portable ventilation appliances
- Portable cooling units
- Steam, hot- or chilled-water piping within any heating or cooling equipment regulated by this code
- Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe
- Portable evaporative coolers
- Self-contained refrigeration systems containing 10 pounds (4.54 kilograms) or less of refrigerant or that are actuated by motors of 1 horsepower (746 watts) or less
- Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid

Repairing Leaks

The stopping of leaks in drains, water, soil, waste, or vent pipe; provided, however, that if any concealed trap, drainpipe, water, soil, waste, or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.

The clearing of stoppages or the repairing of leaks in pipes, valves, or fixtures, and the removal and re-installation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes, or fixtures.

R105.2.1 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 building official.

R105.2.2 Repairs. Application or notice to the 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 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.