



COMMUNITY DEVELOPMENT DEPARTMENT - BUILDING DIVISION|
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REQUIRED PERMITS and **WORK EXEMPT FROM PERMITS**

(Building, Plumbing, Electrical and Mechanical)

Except as detailed below, any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect or install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by the California Code of Regulations, or to cause any such work to be done, shall first make application to the Building Official and obtain the required permit. Note: although a Building Permit may not be required for work listed below, there may be conditions or restrictions on such work by the Planning Division, Fire Prevention Bureau or the Public Works Department. You must review your project with these departments in order to determine if it is permissible.

WORK EXEMPT FROM PERMIT: A permit shall not be required for the types of work in each of the separate classes of permits listed below. Please Note: Exception from the permit requirements of the California Code of Regulations shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of the codes or any other laws or ordinances of the City of San Rafael.

CA BUILDING CODE - Permits: A construction permit shall not be required for the following:

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 and the structure contains no plumbing, electrical or heating appliances.
2. Fences not over 7 feet high. (May require Planning review/approval however)
3. Oil derricks.
4. Retaining walls that are not over 4 feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding flammable liquids.
5. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2:1.
6. Sidewalks and driveways, decks or platforms, which are not more than 30" above adjacent grade plane and not over any basement or story below, are not part of an accessible route and are not part of the means of egress for an occupied building.
7. Single family dwelling decks not exceeding 200 square feet in area, that are not more than 30 inches above grade at any point, are not attached to a dwelling and do not serve the required exit door.
8. Painting, papering, tiling, carpeting, counter tops and similar finish work, except that striping or restriping of parking lots shall require a permit.
9. Temporary motion picture, television and theater stage sets and scenery. (See Fire Code for requirements)
10. Prefabricated swimming pools accessory to single family dwellings that are less than 24 inches deep, do not exceed 5,000 gallons and are installed entirely above ground.

11. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
12. Swings and other playground equipment accessory to detached one-and two-family dwellings.
13. Window awnings supported by an exterior wall that do not project more than 54 inches from the exterior wall and do not require additional support at single family dwellings and garages.
14. Non-fixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches in height.

Unless specifically exempted below, separate plumbing, electrical and mechanical permits may be required for the above exempted items.

CA ELECTRICAL CODE - The following work shall not require a permit:

1. Repairs and maintenance: Minor repair work, including the replacement of lamps or the connection of portable electrical equipment to approved permanently installed receptacles.
2. Radio and television transmitting stations: The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do not apply to equipment and wiring for a power supply and the installation of towers and antennas.
3. 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.
4. Listed cord and plug connected temporary decorative lighting.
5. Reinstallation of attachment plug receptacles and switches, but not the outlets therefore.
6. Repair or replacement of branch circuit overcurrent devices of the required capacity in the same location.
7. Installation or maintenance of communications wiring, devices, appliances, apparatus or equipment.

CA MECHANICAL CODE – The following work shall not require a permit:

1. Portable heating appliance, portable ventilating equipment, a portable cooling unit, or a portable evaporative cooler.
2. Steam, hot or chilled water piping within any heating or cooling equipment regulated by the Mechanical Code.
3. Replacement of any part that does not alter its approval or make it unsafe.
4. Self-contained refrigeration systems containing 10 pounds or less of refrigerant and actuated by motors of 1 horsepower or less.

CA PLUMBING CODE – The following work shall not require a permit:

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 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.
3. Portable gas heating appliances.