



PERMIT EXEMPTIONS

The 2016 California Construction Codes, as adopted by the City, indicates if and when any construction permits are required.

Please note that work exempted by Section 105 is still subject to the requirements Planning, Engineering and Fire Divisions. Verify these approvals prior to commencing work.

**PLEASE CONTACT THE PISMO BEACH CITY BUILDING,
PLANNING, ENGINEERING, AND FIRE DIVISIONS WITH ANY QUESTIONS.
(805) 773-7040**

CBC Sec. 105.1 PERMITS REQUIRED. Except as specified in Section 105.1, 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, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

CBC Sec. 105.2 WORK EXEMPTED FROM PERMIT. CBC Section 105.2 WORK EXEMPT FROM A PERMIT. Exemptions 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.

A BUILDING 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 (11.15 m²).
- 2) Fences not over 6 feet (1829mm) high.
- 3) Retaining walls *and non-retaining walls, including masonry and concrete free-standing walls*, which 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.
- 4) Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18 925L) and the ratio of height to diameter or width does not exceed 2 to 1.
- 5) Sidewalks and driveways.
- 6) Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
- 7) Prefabricated swimming pools accessory to a Group R, Division 3 Occupancy that are less than 24 inches deep that are not greater than 5,000 gallons (18 927 L), and are installed entirely above ground.
- 8) Swings and other playground equipment accessory to detached one- and two-family dwellings.
- 9) Window awnings supported by an exterior wall which do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.
- 10) Decks *not attached to a dwelling and not more than 30 inches (762 mm) above grade at any point.*

Unless otherwise exempted by this code, separate plumbing, electrical and mechanical permits will be required for the above exempted items.

ELECTRICAL PERMITS: Electrical permits shall not be required for the following:

1) Repairs and maintenance: Minor repair work, including the replacement of lamps or the connection of approved 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 apply to equipment and wiring for a power supply and the installations 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.

GAS:

1) Portable heating appliance.

2) Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

MECHANICAL PERMITS. A mechanical permit shall not be required for the following:

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 the Mechanical Code.

5) Replacement of any part that does not alter its approval of make it unsafe.

6) Portable evaporative cooler.

7) Self-contained refrigeration system containing 10 pounds (5kg) or less of refrigerant and actuated by motors of 1 horsepower (746W) or less.

PLUMBING PERMITS. Plumbing permits shall not be required for the following:

1) The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that if any concealed trap, drainpipe, 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 removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.