B WORK EXEMPT FROM PERMIT – RESIDENTIAL

CITY OF STOCKTON

COMMUNITY DEVELOPMENT DEPARTMENT – BUILDING & LIFE SAFETY DIVISION
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The City of Stockton requires a permit for most structural, plumbing, electrical, mechanical and grading projects. The following are the applicable sections from the California Residential Code (CRC) for what type of work is exempt from a building permit. For questions regarding your specific project, please contact the Building & Life Safety Division at (209) 937-8561.

CRC R105.1 (as amended) Required. It shall be unlawful for any person, firm, or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert, or demolish any building or structure, any boathouse, nonregistered houseboat, wharf, boat dock, or other water-related structure or make any installation, alteration, repair, replacement, or remodel of any equipment, system, or private parking lot regulated by the adopted administrative provisions and model codes, without first obtaining a permit for each building, structure, equipment, system, or private parking lot from the Building Official.

CRC R105.2 Work exempt from 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. Permits shall not be required for the following:

Building:

1. Other than storm shelters, one-story detached accessory structures, provided that the floor area does not exceed 120 square feet. It is permissible that these structures still be regulated by Part 7 California Wildland Urban-Interface Code, despite exemption from permit.
2. Fences not over 7 feet high unless used as a pool, spa, or hot tub barrier. (This is a general statement as often fences are restricted by zoning regulations because of location and sight distance restrictions and material. It is always best to call Planning (209) 937-8266 to verify your specific conditional requirements.)
3. 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.
4. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2:1.
5. Sidewalks and driveways.
6. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
7. Prefabricated swimming pools that are less than 24 inches deep. (Please consider all safety aspects regarding pool ownership prior to the installation of such a unit. Small children can easily drown in something as innocuous as a five-gallon bucket. Remember, it is not just your children who may be at risk but others in the neighborhoods.)
8. Swings and other playground equipment.
9. 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.
10. 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 or townhouse and do not serve the exit door required by Section R318.4.

Electrical:

1. Listed cord-and-plug connected temporary decorative lighting.
2. Reinstallations of attachment plug receptacles but not the outlets therefor.
3. Replacement of branch circuit overcurrent devices of the required capacity in the same location.

4. Electrical wiring, devices, appliances, apparatus or equipment operating less than 25 volts and capable of supplying more than 50 watts of energy.
5. Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

Gas:

1. Portable heating, cooking or clothes drying appliances.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe. (If you are unsure, always seek the advice of a licensed professional. Carbon monoxide is an odorless and silent killer.)
3. Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Mechanical:

1. Portable heating appliances.
2. Portable ventilation appliances.
3. Portable cooling units.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
6. Portable evaporative coolers.
7. Self-contained refrigeration system containing 10 pounds or less of refrigerant and actuated by motors of 1 horsepower or less.
8. Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Plumbing:

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 the 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.

CRC 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.

CRC 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 standpipe, 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.

CRC R105.2.3 Public service agencies. A permit shall not be required for the installation, alteration or repair of generation, transmission, distribution or metering or other related equipment that is under the ownership and control of public service agencies by established right.

Grading. Please contact Building and Life Safety Division at (209) 937-8561 AND the Municipal Utilities Department (209) 937-8436, prior to beginning ANY grading activities. Grading can be subject to the provisions of multiple codes and ordinances, involving federal, state, and local law.