



WORK EXEMPT FROM PERMITS

The City of Cotati Municipal Code, California State Building Code and Cotati Building Division policy exempts certain types of work from permit requirements. Note that these exceptions are for the permit process only and do not cover the regulations of other departments, homeowner associations or other regulatory agencies. It is always best to ask if your project requires a permit prior to beginning the construction process. The building permit exceptions are listed as follows:

1. One-story detached accessory buildings used as tool and storage sheds, playhouses, and similar uses, provided the floor area does not exceed 120 square feet. The height of the one story accessory building shall not exceed 12 feet at any point or as specified by local zoning ordinance.
2. Retaining walls that are not over four feet in height, measured from the bottom of the footing to the top of the wall, unless supporting a surcharge of Class I, II, or III-A liquids.
3. Fences not over 6 feet in height. Fences within 20 feet of the sidewalk or edge of the roadway must be a maximum of 3 feet in height.
4. Platforms, decks, walks, and driveways not more than 30 inches above grade and not over any basement or story below and are not part of an accessible route.
5. Water tanks supported directly upon grade if the capacity does not exceed 5000 gallons.
6. Prefabricated swimming pools accessory to a Group R, Division 3 Occupancy (SFD) that are less than 24 inches deep do not exceed 5,000 gallons and are installed entirely above ground.
7. Nonfixed, and moveable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches high.
8. Painting, papering and similar finish work.
9. Window or door replacements that do not require the removal of any portion of the existing exterior weather seal or trim. Window or door replacements that do not increase the size or location of existing openings.
10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
11. Swings and other playground equipment accessory to detached one- and two-family dwellings.
12. Window awnings supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support of Group R-3 and U occupancies.

Unless otherwise exempted, separate plumbing, electrical, and mechanical permits will be required for the above exempted items. Exemptions from the permit requirements 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.

Electrical:

Repairs and maintenance: Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

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.

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

Mechanical:

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 this code.
5. Replacement of any part that does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds (5 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.

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 that 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.

Emergency Repairs. Where *equipment* replacements and repairs must be performed in an emergency situation, the *permit* application shall be submitted to the *building official* within the next working business day.

Repairs. Application or notice to the building official is not required for 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 an 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, alternation of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electrical wiring or mechanical or other work affecting public health or general safety.