



PERMIT EXEMPTIONS

INFORMATION
GUIDELINE

18

January, 2014

CITY OF ESCONDIDO • BUILDING DIVISION • 201 N. BROADWAY, ESCONDIDO, CA 92025 • (760) 839-4647

This guideline is intended to assist the applicant in determining what types of construction work requires permits. Since more work requires permits than is exempt, Appendix Chapter 1, Section 105.2 of the California Building Code, and the Escondido Municipal Code list the various types of work that are exempt from Building, Plumbing, Electrical and Mechanical permits. If you are still in doubt as to the necessity of a permit after reviewing this guideline, please feel free to contact our Building Division counter staff for assistance. Please be aware that although a particular project may not require a building permit, it should still comply with the Zoning Code (for example: detached accessory structures, fences, retaining walls, etc.).

Certain projects involving structures listed on Escondido's Local Register of Historic Places or located within the Old Escondido Neighborhood historic district may require a Certificate of Appropriateness even if exempted from a building permit. For more information pertaining to zoning requirements and to determine whether a *Certificate of Appropriateness* is required for your property, please contact the Planning Division at (760) 839-4671 prior to commencing work.

1. **Building Permits.** A building permit shall not be required for the following:

- a. One-story detached accessory buildings associated with a Group R Division 3 Occupancy, used as tool and storage sheds, playhouses, gazebos and similar uses, provided the floor area does not exceed 120 square feet.
- b. Fences, and ground-supported non-illuminated signs not over 6 feet high. (Planning Division Approval required).
- c. Oil derricks.
- d. Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches in height.
- e. Retaining walls which 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.
- f. 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.
- g. Decks, porches, sidewalks, driveways, not more than 30 inches above grade, measure vertically to the floor or grade below at any point within 36 inches horizontally to the edge of the open side and not over any basement or story below and are not a part of an accessible route.
- h. Painting, papering, tiling, carpeting, cabinets, countertops and similar finish work.
- i. Temporary motion picture, television and theater stage sets and scenery.
- j. 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 of Group R-3, and U Occupancies.
- k. Prefabricated swimming pools accessory to a Group R-3 Occupancy that are less than 24 inches deep, do not exceed 5,000 gallons and are installed entirely above the ground.

Please note: state and local requirements for pool enclosures are applicable.

- l. Except for buildings on the historical register or in the Old Escondido Neighborhood, the installation of replacement windows in existing window openings associated with a residential dwelling unit with no modifications to the existing rough opening or to the exterior weather proofing. This does not exempt the installation from retaining code compliance for bedroom egress.
- m. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
- n. Swings and other playground equipment accessory to detached one- and two- family dwellings.

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

2. **Plumbing Permits.** A plumbing permit shall not be required for the following:
 - a. The stopping of leaks in drains, soil, waste or vent pipe, provided, however, that should any concealed trap, drain pipe, soil, waste or vent pipe become defective and it becomes necessary to remove and replace the same with new material, the same shall be considered as new work and a permit shall be procured and inspection made as provided in this code.
 - b. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, nor for 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. **Electrical Permits.** An electrical permit shall not be required for the following:
 - a. Portable motors or other portable appliances energized by means of a cord or cable having an attachment plug end to be connected to an approved receptacle when that cord or cable is permitted by the Electrical Code.
 - b. Repair or replacement of fixed motors; transformers or fixed approved appliances of the same type and rating in the same location.
 - c. Temporary decorative lighting.
 - d. Repair or replacement of current-carrying parts of any switch, contactor or control device.
 - e. Reinstallation of attachment plug receptacles, but not the outlets therefore.
 - f. Repair or replacement of any over-current device of the required capacity in the same location
 - g. Repair or replacement of electrodes or transformers of the same size and capacity for signs or gas tube systems.
 - h. Taping joints.
 - i. Removal of electrical wiring.
 - j. Temporary wiring for experimental purposes in suitable experimental laboratories.
 - k. The wiring for temporary theater, motion picture or television stage sets.
 - l. Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.
 - m. Low-energy power, control and signal circuits of Class II and III as defined in the Electrical Code.
 - n. A permit shall not be required for the installation, alteration or repair of electrical wiring, apparatus or equipment of the generation, transmission, distribution, or metering of electrical energy or in the operation of signals or the transmission of intelligence by a public or private utility in the exercise of its function as a serving utility.

4. **Mechanical Permits.** A mechanical permit shall not be required for the following:
 - a. A portable heating appliance.
 - b. Portable ventilating equipment.
 - c. A portable cooling unit.
 - d. A portable evaporative cooler.
 - e. A closed system of steam, hot or chilled water piping within any heating or cooling equipment regulated by the Mechanical Code.
 - f. Replacement of any component part of assembly of an appliance which does not alter its original approval and complies with other applicable requirements of the technical codes.
 - g. Refrigerating equipment which is part of the equipment for which a permit has been issued pursuant to the requirements of the technical codes.
 - h. A unit refrigerating system as defined in the Mechanical Code.