



TOWN OF TRUCKEE
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING AND SAFETY DIVISION

Work Exempt from Permit

PURPOSE: To define work exempt from permit

The Town adopts the California Building Code. Section 105 defines permit requirements and exemptions.

105.1 Required. 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.

105.2 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. 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 m²), shall be 10 feet or less in height and not contain utilities.
2. Fences not over 6 feet (1829 mm) high.
3. Oil derricks.
4. Retaining walls that 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 or impounding Class I, II or MA liquids.
5. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18 925 L) and the ratio of height to diameter or width does not exceed 2:1.
6. Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route.
7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
8. Temporary motion picture, television and theater stage sets and scenery.
9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, do not exceed 5,000 gallons (18 925 L) and are installed entirely above ground.
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.
13. Non-fixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.

**Town of Truckee Building and Safety
Division Permit Exemptions**

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 heating appliance.
2. Replacement of any minor part that does not alter approval of 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 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.

105.2.1 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.

The Town Building and Safety Division general policy is that nonstructural building work less than \$1,000 in total valuation is exempt from permit. Triple the material cost to obtain total valuation. Use the following threshold amounts to determine work that may be exempt from permit.

**Town of Truckee Building and Safety
Division Permit Exemptions**

<u>Type of Work</u>	<u>Cost</u>	<u>Exemption</u>
Deck board replacement	15.00 /square foot	66 square ft
Drywall	2.00 /square foot	500 square ft
Insulation	2.00 /square foot	500 square ft
Masonry veneer	30.00 /square foot	34 square ft
Repairing or replacing deck railing ¹	30.00 /lineal foot	33 lineal ft
Roofing	-	2 squares ²
Siding	\$ 12.00 /square foot	83 square ft

Replacing switches, outlets, fixtures or breakers with code compliant types is exempt work.

Replacing up to 40 feet of ductwork is exempt work.

Replacing up to 15 feet of water or drain piping or failed valves in kind is exempt work.

Notes:

The above electrical, mechanical and plumbing exceptions do not include new fixtures or runs. Even though work may be exempt from permit, it must still be performed in accordance with all code requirements.

Outside of normal business hours, work of an emergency nature may be performed as long as permits are obtained as soon thereafter as possible.

¹ If repairing or replacing less than 50% of existing deck railing, it may comply with the code under which it was originally constructed (maintenance). If repairing or replacing over 50% of the existing deck railing, it must comply with current code regarding height (42 inches) and opening limitations (prohibit a four-inch sphere). If after-the-fact and legalizing an unpermitted deck, it must comply with current code.

² Two squares = 200 square feet