



COMMUNITY DEVELOPMENT DEPARTMENT
Building Inspection Division
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(209) 333-6714

Construction Work Allowed Without a Permit (Residential)

January 2020

Forms & Handout B

Purpose

This handout describes the regulations covering construction work that is exempt from building, electrical, plumbing, and mechanical or combination permits for Single Family Dwellings, Duplexes, Townhomes not exceeding 3 stories and related accessory structures, in the City of Lodi.

Building Permits Required

A permit is always required when any proposed construction work is not listed as exempt in the City of Lodi adopted code.

References

The City of Lodi adopted Ordinances and the 2019 Edition of the California Residential Code (CRC) Plumbing Code (CPC), California Mechanical Code (CMC), and Electrical Code (CEC) establish regulation for the construction, alteration, repair, removing, equipment, wiring, plumbing, use and maintenance of all buildings and structure within this jurisdiction.

BUILDING PERMIT EXEMPTIONS

This section applies to combination permits (combination building, electrical, plumbing and mechanical permits issued for single-family residences and duplexes). However, other types of permits may be required depending on the scope of work, for example:

- Plumbing, electrical, and mechanical permits may be required for the above exempted items even if the work is exempted from a building permit.
- Planning may require the issuance of a special permit (Conditional Use Permit) even if the project does not require a building permit.

- Similarly, other departments or public agencies may require permits (Encroachment Permit from Public Works).

A building permit is not required for the following:

1. Small Accessory Buildings and Patio Covers

One-story detached residential accessory structures used as tool and storage sheds, playhouses, and similar uses, provided the structure is not located in a maintenance easement, on a public utility easement, or in front and side street setbacks as required by the Zoning Code. The floor area shall not exceed 120 sq. ft. with not more than 12-in of overhang extending beyond the exterior wall of the structure. The location of the structure shall be 6-ft minimum from the dwelling and other accessory building or structures on the site. The structure shall not exceed 9-ft in height measured from the adjacent adjoining ground.

When any dimension as listed above exceeds the minimum design criteria the structure is no longer exempted and a permit will be required. Refer to the *Patio Covers or Similar Accessory Buildings–Sheds Arbors Trellises* (Policy and Procedure No. B-04-04) for additional plan review requirements.

Carports are not considered patio covers.

2. Retaining Walls and Fences

Fences not over 7-ft high from grade on either side of the fence, or any fence covered on improvement plans, are exempt.

Retaining walls which do not retain more than 4-ft 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 III-A liquids, are exempt. The location of the retaining wall shall be located completely on private property, including the footing.

It is highly recommended to verify the location of any property lines and right-of-ways with our records at the Building Safety & Inspection counter. Contact the Planning Department for height & location requirements.

3. Swimming Pools, Spas and Water Tanks

Prefabricated swimming pools and spas accessory to single family residences, duplexes or lodging houses are exempt when the pool walls are entirely above grade and not exceeding 24 inches in depth. Plumbing and electrical permits may be required.

Water tanks are exempt when not exceeding 5,000 gallons in capacity, supported directly upon grade, and the ratio of height to diameter or width does not exceed two to one.

4. Platforms, Decks and Driveways

Sidewalks and driveways are exempt.

Decks not exceeding 200 square feet in area, that are not more than 30-in above grade at any point, are not attached to a dwelling, and do not serve the required egress door, are exempt. It is highly recommended to verify with the Building Safety & Inspection staff for the location of any property lines and right-of-ways prior to commencing any work.

5. Awnings

Window awnings supported by an exterior wall of single family dwellings, duplexes, townhomes, or garages when projecting not more than 54-in, are exempt.

6. Interior Remodeling

The following types of interior work are exempt from a building permit:

- Movable cases, counters and partitions not over 5-ft and 9-in high
- Painting, papering and similar finish work
- Installation of floor coverings
- Cabinet work

7. Repairs and Replacements

Roof covering repairs not exceeding 10% of the roof area or 1,000 square feet - whichever is greater - are exempt. Repairs may include similar or new roofing materials. *Example:* A 2,000 sq. ft. single family residence with a total of 20 squares (20 sq. x 10% = 2 squares) does not require a permit for the repair of two squares or less.

Repairs which involve only the replacement of component parts or existing work with similar materials. *Note:* Such repairs must not include any

addition, change or modification in construction, exit facilities or permanent fixtures or equipment.

ELECTRICAL PERMIT EXEMPTIONS

No electrical permit is required for the following type of work:

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 California Electrical Code.

Repair or replacement of fixed motors, transformers, or fixed approved appliances of the same type of rating in the same location within a single family residence.

Temporary decorative lighting.

Repair or replacement of current-carrying parts of any switch, contactor or control device.

Reinstallation of attachment plugs and cords but not the outlets thereof.

Repair or replacement of electrodes or transformers of the same size and capacity for signs or gas tube systems.

Temporary wiring for experimental purposes in suitable experimental laboratories.

Wiring for temporary theater, motion picture, or television stage sets.

Taping joints.

Electrical wiring, devices, appliances, apparatus, or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.

Low-energy power, control, and signal circuits of Classes I and II as defined in the California Electrical Code.

For the installation, alteration, or repair of electrical wiring, apparatus, or equipment or 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.

MECHANICAL PERMIT EXEMPTIONS

No mechanical permit is required for the following type of work:

A "portable": heating appliance, ventilation equipment, cooling unit or evaporative cooler.

A closed system of steam, hot or chilled water piping within heating or cooling equipment regulated by the California Mechanical Code.

Replacement of any component part or assembly of an appliance that does not alter its original approval

and complies with other applicable requirements of the California Mechanical Code.

Refrigerating equipment that is part of the equipment for which a permit has been issued pursuant to the requirements of the California Mechanical Code.

PLUMBING PERMIT EXEMPTIONS

No permit is required for the following:

The stopping of leaks in drains, soil, waste or vent pipes, provided however, that should any concealed trap, drainpipe, soil, waste or vent pipe becomes 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 will be necessary as provided by the California Plumbing Code.

The clearing of stoppages, including the removal and reinstallation of water closets or;

The repairing of leaks in pipes, valves or fixtures, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

Questions?

Additional information regarding specific repairs or installations may be requested at the Building Safety & Inspection office located at:

Address: 221 West Pine Street

Phone: (209) 333-6714