



COUNTY OF ALAMEDA
PUBLIC WORKS AGENCY
BUILDING INSPECTION
DEPARTMENT

399 Elmhurst Street, Hayward, CA 94544
(510) 670-5440, Fax (510) 293-0960

<https://www.acpwa.org/permits/building-inspections/index.page?>

IMPORTANT, PLEASE READ!!

1. Exemptions from permit requirements of the code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of the code or any other laws or ordinances of the County.
2. Approval from other County Agencies, such as Planning Department, Environmental Health, Fire Department, and Road Encroachment may be required even if the work is exempt for building permit.

Q/A 1. Sunshade Structures:

Trellis, lath houses, arbors, patio covers and similar sunshade structures accessory to single-family dwellings that meet the following conditions may be exempt from building permit:

1. Total area for each structure does not exceed 120 square feet including a roofed area.
2. Average height not more than 10 ft.
3. Plumbing, Mechanical, and/or Electrical permits shall be required when such work is performed.

Q/A 2. Signs - Building Permit Exemption

Obtain Planning Department approval prior to install any signs. Electrical permit shall be required for all electrical signs.

1. **Freestanding ground signs** - 6 ft. or less in height.
2. **Wall mounted signs** - Wall mounted signs that are 4" or less in thickness, weigh less than 3 pounds per square foot (or less than 50 lbs. total weight), and do not extend above building exterior walls.
3. **Projecting signs** - Projecting signs not exceeding 2.5 sf and weighing 15 pounds or less. Projecting signs shall maintain minimum 80" headroom clearance from floor surface.

Q/A 3. Window Replacement:

A building permit is **REQUIRED** for window replacement work due to the California Energy Code.

1. New retrofitted windows shall meet maximum U value of 0.4.
2. The new window can be inserted and tightly fitted into the exiting window opening without disturbing existing window flashing.
3. The existing required Emergency Escape and rescue opening (egress window) for basements or sleeping rooms, needs to remain in compliance with the current Code. The existing non-conforming egress window shall **not** be made any worse than the original opening. This would include replacing the original window in kind as to style and opening size that is equivalent to the original or closer to meet the 2022 CBC Section 1029 (CRC R310).
4. When required, new windows shall meet CBC Section 2406 Safety Glazing requirements.

Q&A Permit Exemptions

- **2019 CRC Section R310 Emergency Escape and Rescue Opening Requirements**
 - a) Minimum net clear opening 5.7 sq. ft. (5.0 sq. ft. for grade-floor).
 - b) Minimum net clear height 24" and width 20".
 - c) Maximum bottom of the clear opening height from floor: 44".
 - d) No special knowledge or effort for normal operation of the opening. See CRC R310.4 for the restrictions of installing bars, grilles, covers and screens for rescue opening.

Q/A 4. Kitchen Remodel:

A building permit is **REQUIRED** for remodel of a kitchen in single-family dwellings when the work involves opening of existing walls, rearranging existing electrical outlets, light fixtures, appliances, or replacing base cabinets with plumbing/electrical fixtures. The following items may be exempt from permits when work is limited to maintenance or repair of existing fixtures or equipment:

1. Resurfacing existing cabinets only,
2. Replace or repair existing appliances in the same locations,
3. Replace or repair of existing electrical outlets or light fixtures in kind in the same locations,
4. Finish work such as painting, replacing existing vinyl tile flooring, or other decorating features.

Q/A 5. Sidings – Building Permit Exemption

1. New siding over existing siding provided that existing siding is structurally sound.

<i>New Material</i>	<i>Over Existing</i>
Stucco/Color Coat	Stucco
Wood siding	Wood Siding
Hardy Siding	Wood Siding

2. Minor siding repair work: Aggregated repair area less than 20 square feet is exempt from permits.

Q/A 6. Roof Repair:

A building permit is not required for repairing of less than 200 sf aggregate roof area of the previously permitted roof.

Q/A 7. In-Ground Pool Removal or Backfill

A Building Permit is **REQUIRED** for the removal or backfill of an existing in-ground swimming pool. The following information shall be required:

1. To obtain the permit, a plot plan, drawn to scale, shows the boundaries of the property, the size and location of all existing buildings and structures, and the size and location of the pool to be removed or backfilled.
2. Upon receiving the permit, one final inspection shall be required to verify the pool is properly removed or backfilled. At final inspection, a signed letter and a photo, from the owner or pool contractor shall be available to the building inspector, stating that at least **50%** of the bottom of the pool has been removed or broken to allow proper drainage.

CODES

Effective As of: January 1, 2023

2022 California Building Standards Code:

- 2022 California Building Code (T24, Part 2).
- 2022 California Residential Code (T24, Part 2.5).
- 2022 California Electrical Code (T24, Part 3).
- 2022 California Mechanical Code (T24, Part 4).
- 2022 California Plumbing Code (T24, Part 5).
- 2022 California Energy Code (T24, Part 6).
- 2022 California Historical Code (T24, Part 8).
- 2022 California Existing Building Code (T24, Part 10).
- 2022 California Green Building Code (T24, Part 11).
- *Alameda County Building Ordinance: The Adoption and Amendments of California Building Standards Code.*



**COUNTY OF ALAMEDA
PUBLIC WORKS AGENCY
BUILDING INSPECTION
DEPARTMENT**

399 Elmhurst Street, Hayward, CA 94544
(510) 670-5440, Fax (510) 293-0960

<https://www.acpwa.org/permits/building-inspections/index.page?>

GUIDELINE

**FREQUENTLY ASKED
QUESTIONS**

**WORK EXEMPT
FROM PERMIT**

**2022 California Building
Code**

**IN UNINCORPORATED
ALAMEDA COUNTY**



**COUNTY OF ALAMEDA
PUBLIC WORKS AGENCY
BUILDING INSPECTION
DEPARTMENT**

399 Elmhurst Street, Hayward, CA 94544
(510) 670-5440, Fax (510) 293-0960

<https://www.acpwa.org/permits/building-inspections/index.page?>

IMPORTANT, PLEASE READ!!

This brochure provides basic information for frequently asked questions on the exempted permit according to 2022 California Building Code. Actual requirements may be different for each case. Please consult with staff before proceed with the project.

Q&A Permit Exemptions (2022 CBC)