



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

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**WORK EXEMPT FROM PERMIT – 2022 CALIFORNIA
BUILDING CODE & ADOPTED COUNTY
ORDINANCES**

IMPORTANT

Exemptions from building permit 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. Permits shall not be required for the following: *(Note: Exemptions below must comply with AC Section 15.08.300 of AC Ordinance 2022-59 and AC Chapter 15.40 for properties located within a flood hazard area.)*

**BUILDING PERMIT EXEMPTIONS – ORD. 15.08.060
(CBC 105.2)**

1. One-story detached accessory structures accessory to Group R-3 occupancy, that are used as tool and storage sheds, playhouses and similar uses, provided the floor area is not greater than 120 square feet (11m²).
2. Fences using concrete, masonry, or similar heavy materials not over 5 feet 9 inches (1753 mm) high or fences using light materials not over 7 feet (2134 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: 1) supporting a surcharge or impounding Class I, II or IIIA liquids, 2) retaining walls at a

property line or within a distance from the property line equal to the exposed height of the front of the wall.

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 used for irrigation or agricultural purposes (rural water supply tanks are not exempted from building permit).
6. Raised decks, platforms, ramps, sidewalks and driveways accessory to Group R-3 and U occupancies 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 stages 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 in Group R-3 and U occupancies, 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.
13. Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.

Work Exempt From Permit (2022 CBC)

14. Flag poles and pole-type radio and television antennas, 35 feet (10.7 M) or less in height when not attached to a building or structure and 20 feet (6.1 M) or less in height, as measured from the ground, when attached to a building or structure.
15. See reverse page for exemptions of Plumbing, Mechanical, and Electrical work.
16. See separate page and AC Ordinance Section 15.08.290 for Agricultural Building exemptions.

**ELECTRICAL PERMIT EXEMPTIONS – ORD. 15.12
(CBC 105.2)**

1. **Repair and maintenance:** Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.
2. **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.
3. **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.

**MECHANICAL PERMIT EXEMPTIONS – ORD.
15.16.030 (CBC 105.2, CMC 104.2)**

1. A portable heating appliance, portable ventilating equipment, a portable cooling unit or portable evaporative cooler.
2. A closed system of steam, hot or chilled water piping within heating or cooling equipment regulated by this code.
3. Replacement of any component part or assembly of an appliance that does not alter its



- original approval and complies with other applicable requirements of this code.
4. Refrigerating equipment that is part of the equipment for which a permit has been issued pursuant to the requirements of this code.
 5. A unit refrigerating system.
 6. *The replacement in dwelling units, when not part of a building remodel, of dishwashers, garbage disposals, ranges, ovens, cook tops, trash compactors, clothes washers, clothes dryers, and other similar equipment, provided that all of the following conditions are satisfied:*
 - a. *The replacement equipment is to be installed in the same location as the equipment being replaced.*
 - b. *The BTU input rating or the wattage of the replacement equipment is the same as or less than that of the equipment being replaced.*
 - c. *The electrical connection of the replacement equipment is to be to an existing circuit, installed under a previous electrical permit.*
 - d. *Any gas connection to the replacement equipment will not require the alteration of the gas line on the supply side of the shut-off valve.*
 - e. *Any water, waste, and/or vent connections to the replacement equipment will not require significant alterations to the building. All existing lines, pipes, and vents that are to be used in such connections were installed under previous plumbing or mechanical permits.*

1. The stopping of leaks in drains, soil, waste, or vent pipe, provided, however, that should any trap, drainpipe, soil, waste, or vent pipe become defective 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 the code.
2. 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.

CODES

Effective: January 1, 2023

2022 California Building Standards Code:

- 2022 California Building Code (T24, Part 2).
- 20022 California Residential Code (Part 2.5).
- 2022 California Electrical Code (Part 3).
- 2022 California Mechanical Code (Part 4).
- 2022 California Plumbing Code (Part 5).
- 2022 California Energy Code (Part 6).
- 2022 California Historical Code (Part 8).
- 2022 California Existing Building Code (Part 10).
- 2022 California Green Building Code (Part 11).
- *Alameda County Building Ordinance: The Adoption and Amendments of California Building Standards Code.*

GUIDELINE

WORK EXEMPT FROM PERMIT

2022 California Building Code

IN UNINCORPORATED ALAMEDA COUNTY

IMPORTANT, PLEASE READ!!

This brochure provides basic information about work exempt from permit according to 2019 California Building Codes & adopted County Ordinances. Please refer to the code language for detailed requirements.

PLUMBING PERMIT EXEMPTIONS – ORD. 15.20.030 (CPC 104.2)