

#### 10. Minor Repair:

- A. Minor repair of interior paneling or gypsum wallboard when it does not serve as a fire resistive assembly or as lateral bracing for a structure. Such repair is limited to 100 square feet; additional work in excess of 100 square feet requires a permit. This exemption shall not apply to structures subject to flood damage.
- B. Removal of up to 25% of exterior and/or interior coverings on walls or roofs or similar work for the purpose of determining the condition of structural members in a structure where work is being planned. Such work may remain exposed for a maximum of 90 days before being repaired. A permit must be obtained for the repairs.

#### 11. Electrical:

- A. Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.
- B. Electrical equipment used for radio and television transmissions.
- C. Installation of temporary systems required for the testing or servicing of electrical equipment or apparatus.
- D. Listed cord and plug connected temporary decorative lighting.
- E. Reinstallation or replacement of attachment plug receptacles, but not the outlets.
- F. Repair or replacement of branch circuits or overcurrent devices of the required capacity in the same location.
- G. Installation or maintenance of communications wiring, devices, appliances, apparatus or equipment.

#### 12. Mechanical:

- A. Portable outdoor heating appliances, portable ventilation equipment, portable cooling units, and portable evaporative coolers.
- B. The replacement of any part that does not alter the equipment's approval or make it unsafe.

#### 13. Plumbing:

- A. The stopping of leaks in drains, water, soil, waste or vent piping. However, 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 new material, a permit shall be obtained and inspections made.
- B. 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.



### **When Is a Building Permit Not Required?**

All construction activity, from initial grading of a site to interior improvements, alterations and most repairs requires a building permit unless the work is specifically exempted by the California Building Code appendix Chapter 1 and Chapter 15 of the Healdsburg Municipal Code.

#### **City of Healdsburg Building Department**

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# WORK EXEMPT FROM A BUILDING PERMIT

The following is a list of work that may be performed without a building permit. If your project does not appear on this list of exempt work, you should assume that a building permit is required.

**Note:** Although some work is exempt from a building permit, additional permits or review may be required. Before a building or structure is erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted or demolished, it is important to contact the appropriate staff at the Planning and Building Department to determine if any other permit or technical review is required.

Although work may be exempt from a building permit, it may be subject to other city regulations (Zoning, Drainage, Sewer, etc.). Although a building permit is not required, the exempt construction/work must be code compliant. For example, re-striping a commercial parking lot is exempt from a building permit; however, the striping must conform to building code standards for accessibility and Zoning standards for parking lot design. Failure to comply with code requirements may constitute a violation.

## Building:

### 1. Accessory Structures:

One-story detached accessory structures used as tool or storage sheds, playhouses or similar uses when located on a parcel which contains

an existing single family dwelling or other permitted primary use or structure. Such structures shall not have a floor area that exceeds 120 square feet and the height above grade shall not exceed 12 feet.

Accessory structures are not permitted in the front yard setback.

**Note:** Electrical, plumbing, or mechanical work in connection with such structures requires an electrical, plumbing or mechanical permit and a building permit will be required for the structure itself.

### 2. Children's Play Structures:

Tree houses (less than 120 square feet of floor area), skateboard ramps and children's play structures (i.e. jungle gyms) when constructed on a parcel which contains a single family dwelling and not used for commercial purposes.

### 3. Wall Treatments:

Painting, interior papering and similar finish work.

### 4. Replacement In-Kind:

Replacement of doors with others of the same size, and in the same location when the structural frame of the opening is not altered.

### 5. Fences:

Open fences, such as wood lattice or wire mesh, 6 feet or less in height do not require a building permit. Solid wood, concrete and masonry fences six (6) feet or less in height do not require a building permit. *Check with the Planning Department for fences located within the front yard setback. Generally fences within the front yard setback are limited to four feet in height.*

**Note:** Fences over six (6) feet in height within the rear and side yard setbacks require a use permit. Please contact Planning staff to determine if permits other than a building permit are required. A site plan showing the location of the proposed fence is required to make these determinations.

### 6. Retaining Walls:

Retaining walls, which retain not more than 3 feet of material unless supporting a surcharge or impounding class I, II, III-A liquids. For the purpose of this section, a retaining wall is

considered to be supporting a surcharge if the wall retains more than one foot of material and the retained material slopes more than two units horizontal to one vertical within a distance equal to twice the height of the wall above the lowest existing grade.

The wall retains more than one foot of material and any road or structure is located on the retaining material within a distance equal to twice the height of the wall above the lowest existing grade.

### 7. Other Features:

Platforms, walks, non-structural slabs, paving or seal coats on private property not in the city right of way, and decks not more than thirty (30) inches above grade (measured from the walking surface) and not over any basement or story below and are not part of an accessible route.

### 8. Movable/Temporary Items:

Movable cases and partitions not over 5 feet 9 inches high (for commercial occupancies) and temporary motion picture, television and theater stage, seats and scenery.

### 9. Shading Devices:

Window awnings supported by an exterior wall of a residence or residential garage which does not project more than 54 inches.

Shade cloth structures constructed for nursery or agriculture purposes, not including service systems. (Plumbing, electrical or mechanical systems associated with the structure require permits.

1 Detached shade structures (i.e. trellises, arbor or gazebo) when 120 square feet or less in area, the height above grade does not exceed 12 feet.