

- 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 outlet box or wiring.
- F. Repair or replacement of 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 minor 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.

14. Movable/Temporary Items:

- A. Movable cases/counters/fixtures, non-fixed partitions not over 5 feet 9 inches tall, and temporary motion picture, television and theater stage, seats and scenery.



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 Chapter 1 Divisions I & II and Chapter 15 of the Healdsburg Municipal Code.

**City of Healdsburg
Building Department**

401 Grove Street
Healdsburg, CA 95448
Phone: 707-431-3346
Visit us at: www.ci.healdsburg.ca.us

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.

Even though work may be exempt from a building permit, it may be subject to other city regulations (Zoning, Drainage, Sewer, etc.). Work must be code compliant even when a permit is not required. For example, re-stripping 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. Fences:

Fences 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.

5. Minor Repair:

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 or for the purpose of determining the condition of structural members where work is being planned. Such work is limited to 100 square feet.

6. Retaining Walls:

Retaining walls that are not over 4 feet in height measured from the bottom of the

footing to the top of the wall, unless supporting a surcharge, impounding Class I, II, or IIA liquids. Building permits are when retaining walls are located within three feet from a public right of way.

7. Other Features:

Exterior slabs, paving or seal coats on private property and not in the City right of way.

8. Residential Decks:

Decks not exceeding 200 square feet in area, that are not more than 30 inches above grade at any point, are not attached to a one-family dwelling, two-family dwelling, efficiency dwelling unit, or townhouse and do not serve the exit door required by CRC Section R311.4.

9. 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.

10. 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).

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 and not closer than 5 feet to a side or rear property line. *Check with the Planning Department for zoning requirements.*

11. Electrical:

A. Minor repair work, including the replacement of lamps or the connection of portable electrical equipment to approved permanently installed receptacles.