



**SAN JOAQUIN COUNTY  
COMMUNITY DEVELOPMENT DEPARTMENT**

1810 E. HAZELTON AVE., STOCKTON, CA 95205-6232  
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**DO I NEED A PERMIT**

<b>BUILDING</b>	<b>PLUMBING</b>
<b>PERMIT REQUIRED</b>	<b>PERMIT REQUIRED</b>
Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done.	It shall be unlawful for any person, firm or corporation to make any installation, alteration, repair, replacement or remodel any plumbing system regulated by this Code except as permitted in Section 103.1.1, or to cause the same to be done without first obtaining a separate plumbing permit for each separate building or structure.
<b>WORK NOT REQUIRING A PERMIT</b>	<b>WORK NOT REQUIRING A PERMIT</b>
<ol style="list-style-type: none"> <li>1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar residential uses, and one-story detached agricultural buildings provided the usable area of either type structure does not exceed 120 square feet (11m2). Exemption from a building permit does not include electrical, plumbing or mechanical installation and does not authorize any work to be done in violation of laws or ordinances including but not limited to planning, zoning and setback requirements.</li> <li>2. Fences not over 7 feet (1829 mm) high.</li> <li>3. Oil derricks.</li> <li>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 supporting a surcharge or impounding Class I, II or IIIA liquids.</li> <li>5. Water tanks supported directly on grade if the capacity does not exceed 5000 gallons (18925 L) and the ratio of height to diameter or width does not exceed 2:1.</li> <li>6. Sidewalks and driveways 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.</li> <li>7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.</li> <li>8. Temporary motion, picture, television and theater stage sets and scenery.</li> <li>9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, are not greater than 5,000 gallons (18925 L) and are installed entirely above ground.</li> <li>10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.</li> <li>11. Swings and other playground equipment accessory to detached one- and two-family dwellings.</li> <li>12. Window awnings 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 of Groups R-3 and U occupancies.</li> <li>13. Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.</li> <li>14. Decks not exceeding 200 square feet (18.58 m2) in area, that are not more than 30 inches (762 mm) above grade at any point, are not attached to a dwelling and do not serve the exit door required by Section R311.4 of the California Residential Code.</li> </ol> <p>Unless otherwise exempted, separate plumbing, electrical and mechanical permits will be required for the above exempted items.</p>	<p><b>103.1.1 Exempt Work.</b> A permit shall not be required for the following:</p> <ol style="list-style-type: none"> <li>(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 it becomes necessary to remove 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 this Code.</li> <li>(2) (1) The clearing of stoppages including the removal and reinstallation of water closets, or (2) 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.</li> </ol> <p>Fixture as used in this section does not include water closets, faucets, hose bibs or garbage disposals replaced in the same location. It also does not include water treatment devices that do not have a connection to the building drainage system or slip ring traps which are readily accessible or located behind operable cabinet doors.</p> <p>Exemption from the permit requirements of this Code shall not be deemed to grant authorization for any work to be done in violation of the provisions of the code or any other laws or ordinances of this jurisdiction.</p>

## DO I NEED A PERMIT (Cont'd.)

<b>MECHANICAL</b>	<b>ELECTRICAL</b>
<b>PERMIT REQUIRED</b>	<b>PERMIT REQUIRED</b>
No mechanical system regulated by this code shall be installed, altered, repaired, replaced or remodeled unless a separate mechanical permit for each separate building or structure has first been obtained from the building official.	No electrical system regulated by this code shall be installed, altered, repaired, replaced or remodeled unless a separate electrical permit for each building, structure, system or equipment has first been obtained from the building official.
<b>WORK NOT REQUIRING A PERMIT</b>	<b>WORK NOT REQUIRING A PERMIT</b>
<p><b>111.1 Exempt Work.</b> A mechanical permit shall not be required for the following</p> <ol style="list-style-type: none"> <li>(1) A portable heating appliance, portable ventilating equipment, a portable cooling unit, or portable evaporative cooler.</li> <li>(2) A closed system of steam, hot, or chilled water piping within heating or cooling equipment regulated by this code.</li> <li>(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.</li> <li>(4) Refrigerating equipment that is part of the equipment for which a permit has been issued pursuant to the requirements of this code.</li> <li>(5) A unit refrigerating system.</li> </ol> <p>Exemption from the permit requirements of this code shall not be deemed to grant authorization for work to be done in violation of the provisions of this code or other laws or ordinances of this jurisdiction</p>	<p><b>Issuance of Permits.</b> The authority having jurisdiction shall be authorized to establish and issue permits, certificates, notices, and approvals, or orders pertaining to electrical safety hazards pursuant to Article 89, except that no permit shall be required to execute any of the classes of electrical work specified in the following:</p> <p><b>89.101.3.3 Exempted from this Code.</b> This code does not cover:</p> <ol style="list-style-type: none"> <li>(A) 1. Installations in ships, watercraft other than floating dwelling units, railway rolling stock, aircraft, automotive vehicles, commercial coaches, mobilehomes, and recreational vehicles.</li> <li>(B) 2. Installations underground in mines, mine shafts and tunnels.</li> <li>(C) 3. Installations of railways for generation, transformation, transmission, or distribution of power used exclusively for operation of rolling stock or installations used exclusively for signaling and communication purposes.</li> <li>(D) 4. Installation of communication equipment under the exclusive control of communication utilities, located outdoors or in building spaces used exclusively for such installations.</li> <li>(E) 5. Installations under the exclusive control of electrical utilities for the purpose of communication, or metering; or for the generation, control, transformation, transmission, and distribution of electrical energy located in buildings used exclusively by utilities for such purposes or located outdoors on property owned or leased by the utility or on public highways, streets, roads, etc., or outdoors by established rights on private property.</li> </ol> <p><b>89.108.4.1 Permits.</b> An electrical permit shall not be required for the following when located in buildings under the authority of the California Department of Housing and Community Development.</p> <ol style="list-style-type: none"> <li>1. Listed cord and plug connected temporary decorative lighting.</li> <li>2. Reinstallation of attachment plug receptacles, but not the outlets therefore.</li> <li>3. Repair or replacement of branch circuit overcurrent devices of the required capacity in the same location.</li> <li>4. Installation or maintenance of communications wiring, devices, appliances, apparatus or equipment.</li> </ol> <p>Exemptions from permit and inspection requirements shall not be deemed to grant authorization for any work to be done in any manner in violation of any other provision of law or this code.</p>