



City of Pittsburg

Community Development - Building Division

65 Civic Ave, Pittsburg CA 94565

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Work Exempt from Building Division Residential Permits

Please note that all permitted work performed on residential property containing 4 units or more requires the services of a licensed California contractor. Individual property owners shall not perform such work nor obtain the permit unless properly licensed.

The permit exemptions listed below shall not be deemed authorization for work to be done in violation of the provisions of these codes or any laws or ordinances of this jurisdiction.

Building: Based upon the 2016 California Residential Code, Section 105 .2

- One story detached accessory structures used as tool and storage sheds, playhouses and similar uses provided the floor area does not exceed 120 square feet. **(Location of the structure is dictated by zoning requirements. Please contact the Planning Division @ 252-4920 to assure correct placement.)**
- Fences not over 6 feet high. **(This is a general statement; often fences are restricted by zoning regulations because of location and materials. Please contact the Planning Division @ 252-4920 prior to construction.)**
- Oil derricks.
- Retaining walls that are not over 4 feet in height and 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. **(Permanent retaining walls per the Engineering Department's standard details shall be constructed of only reinforced concrete block or other materials approved by the City Engineer. No wooden walls are allowed. Please contact the Engineering Department @ 252-4930.)**
- Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter/width does not exceed 2 to 1.
- Sidewalks and driveways. **(However such work requires permits and approvals from the Engineering Department. Please contact the Engineering Department @ 252-4930.)**

- Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work. **(Replacement of counters which hold a sink requires a basic plumbing permit and inspection to assure that fixtures are installed without elimination of air gaps, creation of fouling areas or electrical safety issues. Tile installation within a shower area does require a permit. Inspections prior to the installation of paper or backer board are required.)**
- Prefabricated swimming pools that are less than 24 inches deep.
- Swings and other playground equipment.
- Window awnings supported by an exterior wall which do not project more than 54 inches from the exterior wall and do not require additional support.
- Decks not exceeding 200 square feet in area, that are not more than 30 inches above grade at any point, are not attached to the dwelling unit and do not serve the exit door required by Section R311.4 of the California Residential Building Code. **(Specifically Section R311.4 refers to habitable levels one or more stories above grade.)**

Electrical: Based upon the 2010 California Electrical Code, Section 89.108.4.1

- Listed cord-and-plug connected temporary decorative lighting.
- Reinstallation of attachment plug receptacles but not the outlets therefore. **(Specifically a device, 'switch or outlet for example', may be replaced without benefit of a permit. However, the installation of additional devices, boxes, circuits etc. does require inspections and a permit.)**
- Replacement of branch circuit overcurrent devices of the required capacity of the same location. **(Fuses and even breakers may be replaced without benefit of a permit. However the replacement of a breaker is not advisable without the knowledge or advice of an expert. Without proper care and expertise life/safety issues may not be properly addressed leading to electrical shock and even death. In addition, the choice of a properly listed equivalent is required. If in doubt, call or obtain the services of a professional.)**
- Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.
- Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to permanently installed receptacles.

Mechanical: Based upon the 2016 California Mechanical Code, Section 112.2

- A portable heating appliance, portable ventilating equipment, a portable cooling unit, or a portable evaporative cooler.
- A closed system of steam, hot, or chilled water piping within heating or cooling equipment regulated by this code. **(This does not include a hot water heater or boiler replacement or installation. A plumbing permit is required for the replacement of a hot water heater or boiler.)**

- 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.
- Refrigerating equipment that is part of the equipment for which a permit has been issued pursuant to the requirements of this code.
- A unit refrigerating system.

Plumbing: Based upon the 2016 California Plumbing Code, Section 103.1.2

- 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 inspections made as provided in this code. ***(Specifically, snaking drain or waste lines does not require a permit. Replacement of such lines does.)***
- The clearing of stoppages, including the removal and reinstallation of water closets, or the repairing or leaks in pipes, valves, or fixtures, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes, or fixtures. ***(Specifically a permit is not required to replace or reinstall a toilet. However, health/safety issues such as the introduction of sewer gases into the residence pose a real hazard. If in doubt consult a professional.)***

Today's permit exceptions are more lenient than in the past. However, it is important to keep in mind that today's society is far more litigious and more aware of the potential health issues within our homes. Therefore documentation of a job done correctly may very well carry far more weight today than in the past. If in doubt call us and ask or hire a licensed professional with quality references. If a permit is obtained be sure to do your part and follow through and schedule the required inspections.