CITY OF OCEANSIDE

Building Division
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I.B. 116	
2019 California Residential Code	
1/1/2020 - 12/31/2022 *Effective Date*	

Permits Required – Exempted Work

Informational Bulletin

Note: Verbal confirmation of permit exemption is not to be given by Building Division Staff due to several factors, including but not limited to possible misunderstanding of terminology, and possible permit issues there may be with the Engineering, Fire, Planning, & Water Departments/Divisions:

2019 California Building Code section 105 Permits as amended in the City of Oceanside Code of Ordinances Chapter 6

Section 105 Permits

105.1 Required. 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, shall first make application to the *building official* and obtain the required *permit.*

105.2 Work exempt from permit. A permit shall not be required for the types of work in each of the separate classes of permit as listed below. 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 technical codes or any other laws or ordinances of this jurisdiction.

Building:

1. When located in rear yards of property zoned for single-family dwellings and for property zoned for agriculture use, 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. Limited to one accessory structure per single family dwelling. The maximum height for any portion of the structure is 10 feet above ground level for flat lots or 10 feet above grade plane for sloping lots.
2. Fences not over 6 feet high do not require a building permit but must conform to the City of Oceanside zoning regulations for maximum allowed height and location.
3. Oil Derricks.
4. 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 or impounding Class I, II, or IIIA liquids.
5. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2:1.
6. Sidewalks and driveways not more than 30 inches above grade, and not over any basement or story below and are not a part of a required accessible route.
7. Painting, papering, tiling, carpeting, cabinets, countertops and similar finish work.
8. Temporary motion picture, television and other theater stage sets and scenery.

9. Prefabricated swimming pools accessory to a Group R-3 occupancy (single family dwelling) that are less than 24 inches deep, do not exceed 5,000 gallons, 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 from the exterior wall and do not require additional support.
13. Non-fixed and movable fixtures, cases, racks, counters, and partitions not over 5 feet 9 inches in height.
14. A skylight or other similar roof penetration which does not require cutting of structural members other than roof sheathing, provided that the skylight is located in relation to property lines and fire walls. Any electrical work associated with such installations, is not exempt from a permit.
15. Seasonal plastic/hoop agricultural crop cover structures that do not exceed six (6) feet in height regardless of area, provided that the structures are located in accordance with required zoning setbacks from property lines.
16. Minor roof repairs that do not exceed 200 square feet of roof area.

Unless otherwise exempted by the 2019 editions of the CA Plumbing Code (CPC), CA Mechanical Code (CMC), or CA Electrical Code (CEC) separate plumbing, mechanical and electrical permits will be required except as exempted below.

2019 CPC section 104.2 Exempt Work. A permit shall not be required for the following:

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.
2. 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.

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.

Note: this section has been interpreted by the Building Official to allow the replacement of plumbing fixtures in kind provided that only exposed tail pieces, traps, trap arms and connectors are replaced, i.e., no plumbing work behind the face of the wall or below the floor is done.

Replacement of piping behind the face of the wall or below the floor requires a permit.

2019 CMC section 104.2 Exempt Work. A mechanical permit shall not be required for the following:

1. A portable heating appliance, portable ventilating equipment, a portable cooling unit, or a portable cooling unit.
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 of assembly of an appliance which does not alter its original approval or makes it unsafe.

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.

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.

2019 California Electrical Code article 89.108.4.1 Permits.

89.101.3.3 Permits. (b) Consistent with the requirements of Section 17960 of the Health and Safety Code, the local enforcing agency shall enforce the requirements of this code, but shall exempt the following activities from the requirement for a permit or inspections.

1. Listed cord and plug connected temporary decorative *(Holiday)* lighting; *90 days maximum.*

2. Reinstallations of attachment plug receptacles, but not the outlets therefore.

3. Repair or replacement of branch circuit overcurrent devices of the required capacity in the same location.

4. Installation or maintenance of communications wiring, devices, appliances, apparatus or equipment.

Exemption 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.