

Title 12 BUILDING REGULATIONS

Chapter 12.10 BUILDING REGULATIONS

12.10.315 Work exempt from permit.

Exempted Work. Exempt structures must meet all other applicable requirements of this jurisdiction, including required minimum distances from property lines. Unless otherwise exempted by the Santa Cruz County Building Code, separate plumbing, electrical and mechanical permits will be required for the above exempted items. Exemption from the permit requirements of the Santa Cruz County Building Code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

(a) Building permits. **A building permit shall not be required for the following:**

- (1) One-story detached accessory buildings used as tool and storage sheds, playhouses and similar uses, when located on a parcel which contains an existing Group R, and/or Group U Occupancy, provided the floor area does not exceed 120 square feet, and the height above grade as defined in the zoning ordinance does not exceed 10 feet.
- (2) Fences, not over 10 feet high, except that concrete and masonry fences more than 6 feet in height measured from the lowest grade to the top of the wall shall require a building permit.
- (3) Movable cases, counters and partitions not over 5 feet-9 inches high.
- (4) Retaining walls, which retain not more than 3 feet of material unless supporting a surcharge or impounding Class I, II, or III-A liquids. Unless specifically exempted by the Building Official, retaining walls retaining more than 4 feet of material shall be designed by an engineer licensed by the State of California to perform such design.
- (5) Platforms, decks appurtenant to or adjacent to residential structures, walks, and driveways not more than 30 inches above grade and not over any basement or story below and are not part of an accessible route.
- (6) Painting, papering and similar finish work.
- (7) Temporary motion picture, television and theater stage sets and scenery.
- (8) Window awnings supported by an exterior wall of Group R, Division 3, and Group U Occupancies when projecting not more than 54 inches. However, window awnings on structures within a Wildland-Urban Interface Area as defined in Chapter 7A of the 2007 California Building Code are not exempt from permit requirements.
- (9) Prefabricated swimming pools accessory to a Group R, Division 3

Occupancy in which the pool walls are entirely above the adjacent grade, the pool is less than 18 inches in height, and the pool capacity does not exceed 5,000 gallons. Pool barriers, and anti-entrapment devices for all pools, whether below or at grade, must be in compliance with Section 12.10.218 of this code.

(10) Children's treehouses that are less than 60 square feet, 6 feet or less in height, are entirely supported by the tree, and are constructed on a parcel which contains a single-family dwelling, unless the Building Official finds that the structure poses a hazard to health or safety.

(11) Skateboard ramps, when constructed on a parcel which contains a Single-family dwelling and which are not used for commercial purposes, unless the Building Official finds that the structure poses a hazard to health or safety.

(12) Children's play structures, when constructed on a parcel which contains a single-family dwelling or a school or day care center, unless the Building Official finds that the structure poses a hazard to health or safety.

(13) Agricultural shade structures less than 12 feet in height constructed of light frame materials and covered with shade cloth or clear, flexible plastic with no associated electrical, plumbing, or mechanical equipment, other than irrigation equipment.

(14) Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2 to 1.

(15) Replacement in kind of gypsum wallboard if it does not serve as a fire-resistive assembly or as lateral bracing for the building.

(16) Replacement in kind of windows or doors that meet all current energy code requirements, when the structural integrity of the opening is not affected.

(17) Replacement in kind of exterior siding when it does not serve as a fire-resistive assembly or as lateral bracing for the building.

(18) Prefabricated structures constructed of light frame materials and covered with cloth or flexible plastic, with no associated electrical, plumbing, or mechanical equipment and the height above grade as defined in the zoning ordinance does not exceed 12 feet.

(19) Arbors, trellises, and gazebos provided the floor area does not exceed 400 square feet, and the height above grade as defined in the zoning ordinance does not exceed 10 feet. For the purpose of this Section, arbors, trellises, and gazebos are defined as follows:

Structures which have a solid or lattice roof structure;

75% of the exterior walls are not less than 75% open; and

Into which a motor vehicle cannot be driven due to the configuration of the structure or placement on the site.

(b) Plumbing permits. A plumbing 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, nor for the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

(c) Electrical permits. An electrical permit shall not be required for the following:

(1) Portable motors or other portable appliances energized by means of a cord or cable having an attachment plug end to be connected to an approved receptacle when that cord or cable is permitted by the Electrical Code.

(2) Repair of fixed motors, transformers or fixed approved appliances of the same type and rating in the same location.

(3) Temporary decorative lighting.

(4) Repair or replacement of current-carrying parts of any switch, contactor or control device the same location.

(5) Repair or replacement of any over current device of the required capacity in the same location.

(6) Repair or replacement of electrodes or transformers of the same size and capacity for signs or gas tube systems.

(7) Taping joints.

(8) Removal of electrical wiring.

(9) Temporary wiring for experimental purposes in suitable experimental laboratories.

(10) The cord and plug wiring for temporary theater, motion picture or television stage sets.

(11) Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.

(12) Low-energy power, control and signal circuits of Class II and Class III as defined in the Electrical Code.

(13) A permit shall not be required for the installation, alteration or repair of electrical (wiring, apparatus or equipment or the generation, transmission, distribution or metering of electrical energy or in the operation of signals or the transmission of intelligence by a public or private utility in the exercise of its function as a serving utility. (Ord. 4894 § 2 (part), 11/20/07)

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