



## Work Exempt from Building Permit Requirements of the 2022 California Codes

Town of Atherton  
Building Department  
80 Fair Oaks Ln  
Atherton, California 94027  
Phone: (650) 752-0560  
Inspection requests:  
(650) 752-0542

Exemptions from the building permit requirements of the 2022 California Building Code; Chapter 1, Division II, Section 105.2 shall not be deemed to grant authorization for any work to be done in a manner that is in violation of the provisions of this code or any laws or ordinances of the Town of Atherton. Items exempt from a building permit may require approval by other departments such as Planning, Public Works, or other regional, state, and federal agencies. A building permit will not be required for the following:

**Building:** (Items 1, 2, 3, 4, 7, 8, 9, 10, 11 and 12 generally require Planning Department review and approval even if no building permit is required.)

1. 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. *Structures of this kind are still regulated by section 710A*
2. Fences not over seven feet in height and not within 10 feet of a public right-of-way. (The town limits most fences to 6 feet. See the Fence Guidelines handout for detailed information.)
3. Retaining walls not over 4 feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
4. Water tanks supported direction upon grade if the capacity does not exceed 5,000g and the ratio of height to diameter does not exceed 2 to 1
5. Sidewalks and driveways not more than 30 inches above adjacent grade, not over any basement or story below, and not part of an accessible route. (The town limits most paving to 6" inches or less.)
6. Painting, papering, tiling, carpeting, cabinets, counter tops, and similar finish work.
7. Prefabricated swimming pools accessory to a group R-3 occupancy that are less than 24 inches deep, do not exceed 5,000 gallons, and are installed entirely above ground.
8. Temporary motion picture, television, and theater stage sets and scenery.
9. Shade cloth structures constructed for nursery or agricultural purposes not including service systems
10. Swings and other playground equipment accessory to detached one- and two-family dwellings.
11. 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.
12. Decks not exceeding 200 square feet in area that are not more than 30" above grade at any point and are not attached to a dwelling and do not serve the exit doors of the dwelling.

**Gas:**

1. Portable heating appliances, cooking or clothes drying appliances.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
3. Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.



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### Electrical:

1. Reinstallation of attachment plug receptacles but not the outlets therefor.
2. Replacement of branch circuit overcurrent devices of the required capacity in the same location.
3. Repairs and Maintenance: Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles;
4. Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy
5. Temporary Testing Systems: A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

### Mechanical:

1. Portable heating appliances;
2. Portable ventilation equipment;
3. Portable cooling units;
4. Steam, hot, or chilled water piping within any heating or cooling equipment regulated by the Building Codes;
5. Replacement of any part that does not alter its approval or make it unsafe;
6. Portable evaporative coolers;
7. Self-contained refrigeration systems, containing ten pounds or less of refrigerant, and actuated by motors of one horsepower or less.
8. Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid

### Plumbing:

1. The stopping of leaks in drains, water, soil, waste, or vent pipes, provided that 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 the new material, such work shall be considered new work, a building permit must be obtained, and inspections must be made and approved as required by the Building Codes.
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.

### Emergency Repairs:

Where equipment replacement and repairs must be performed in an emergency situation, the permit application shall be submitted to the Building Official within the next working business day.