



COUNTY OF RIVERSIDE BUILDING AND SAFETY DEPARTMENT

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DEPUTY DIRECTOR OF TLMA
BUILDING OFFICIAL

WORK EXEMPT FROM PERMITS

Exemption from permit requirements 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. In alignment with the current California Building Code (T-24), below is a list of the most common projects that do not require a building permit.

BUILDING:

1. One-story detached accessory structures of 120sf or less without utilities
2. Driveways and walkways not crossing over a basement and not exceeding 30" above grade
3. Decks not exceeding 200sf in area, that are not more than 30" above grade at any point, are not attached to a building and do not serve as an egress door.
4. Swimming pools that are prefabricated and above-ground, holding a maximum of 5,000 gallons, less than 24" deep and used only at a single-family property.
5. Swings and other playground equipment accessory to detached one- and two-family dwellings
6. Fences not over 7' in height
7. Block walls not over 3' in height from grade (measured 4ft from the bottom of the footing to top of the wall)
8. Water tanks supported directly on grade if the capacity is not greater than 5,000 gallons and the ratio of height to diameter or width is not greater than 2:1
9. Shade cloth structures constructed for nursery or agricultural purposes, not including any utilities
10. Nonfixed and movable fixtures, cases, racks, counters, and partitions not over 5'9" in height.
11. Awnings over doors or windows that do not project more than 54" in group R-3 or U occupancies
12. Painting, papering, tiling, carpeting, flooring, cabinets, counter tops, and similar finish work that **DO NOT** require changing: walls, plumbing, mechanical, or electrical configuration
13. Window retrofit replacement that are like for like, and do not alter the existing framing size.
14. Roof repairs or replacements that are less than 25% of the legally existing roof area; this does not involve the underlying framing; and cannot occur more than once in a 12-month period

ELECTRICAL:

15. Electrical circuit breaker and fuse replacements (Permit is required to replace a main disconnect)
16. Electrical outlet and switch replacements in legally existing boxes

MECHANICAL:

17. Appliance repairs that do not alter the appliance's original approval, listing, or make such equipment unsafe
18. Portable heating, cooling, and ventilation appliances
19. Self-contained refrigeration system containing 10lbs or less of refrigerant and a motor of 1 hp or less

PLUMBING:

20. Faucet or toilet repair or replacements
21. The stopping of leaks in drains, water, soil, waste, or vent pipe (the change out and/or replacement with new material will require a permit)