



**COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT  
BUILDING DIVISION**

**P.O. Box 1609, Mammoth Lakes, CA 93546**

**Phone: (760) 965-3630**

**Email: [buildingtech@townofmammothlakes.ca.gov](mailto:buildingtech@townofmammothlakes.ca.gov)**

**[www.townofmammothlakes.ca.gov](http://www.townofmammothlakes.ca.gov)**

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**WORK EXEMPT FROM A BUILDING PERMIT**

**2016 CALIFORNIA CODES**

**BUILDING (CBC 105.2/CRC R105.2)**

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 (11 m<sup>2</sup>).
2. Decks not exceeding 200 square feet (18.58 m<sup>2</sup>) in area, that are not more than 30 inches (762 mm) above grade at any point, are not attached to a dwelling and do not serve the exit door required by section R311.4 (SFR only).
3. Fences not over 7 feet (2134 mm) high.
4. Oil derricks.
5. Retaining walls that are not over 4 feet (1219mm) 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 IIA liquids.
6. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18 925L) and the ratio of height to diameter or width does not exceed 2:1.
7. Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade, and not over any basement or *story* below and are not part of an *accessible route*.
8. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
9. Temporary motion picture, television and theater stage sets and scenery.
10. Prefabricated swimming pools accessory to a Group R-3 occupancy (SFR) that are less than 24 inches (610mm) deep, do not exceed 5,000 gallons (18925L) and are installed entirely above ground.
11. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
12. Swings and other playground equipment accessory to detached one- and two-family *dwelling*s.
13. Window *awnings* supported by an *exterior wall* that does not project more than 54 inches (1372mm) from the exterior wall and do not require additional support of Groups R-3 (SFR) and U (utility) occupancies.

14. Non-fixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753mm) in height.

#### **ELECTRICAL (CBC 105.2/CRC R105.2/CA Electrical Code Article 90.2 [B])**

1. Repairs and maintenance: Minor repair work, including the replacement of lamps or the connection of *approved* portable electrical equipment to *approved* permanently installed receptacles.
2. Listed cord and plug connected temporary decorative lighting (SFR only).
3. Replacement of branch circuit overcurrent devices of the required capacity in the same location (SFR only).
4. Reinstallation of attachment plug receptacles but not the outlets therefor (SFR only).
5. Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy (SFR only).
6. Radio and television transmitting stations: The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.
7. 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.
8. Installations under the exclusive control of an electric utility where such installations
  - a. Consist of service drops or service laterals, and associated metering, or
  - b. Are on property owned or leased by the electric utility for the purpose of communications, metering, generation, control, transformation, transmission, or distribution or electrical energy, or
  - c. Are located in legally established easements or rights-of-way, or
  - d. Are located by other written agreements either designated by or recognized by public service commissions, utility commissions, or other regulatory agencies having jurisdiction for such installations. These written agreements shall be limited to installations for the purpose of communications, metering, generation, control, transformation, transmission, or distribution of electric energy where legally established easements or rights-of-way cannot be obtained. These installations shall be limited to federal lands, native American reservations through the U.S. Department of the Interior Bureau of Indian Affairs, military bases, lands controlled by port authorities and state agencies and departments, and lands owned by railroads.

#### **GAS (CBC 105.2/CRC R105.2)**

1. Portable heating appliance.
2. Portable cooking or clothes drying appliances (SFR only).

3. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
4. Portable fuel cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

#### **MECHANICAL (CBC 105.2/CRC R105.2/CMC 111.2)**

1. Portable heating appliance.
2. Portable ventilation equipment.
3. Portable cooling unit.
4. A closed system of steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any part that does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds (5kg) or less of refrigerant and actuated by motors of 1 horsepower (746W) or less.
8. Portable fuel cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.
9. Refrigerating equipment that is part of the equipment for which a permit has been issued pursuant to the requirements of this code.

#### **PLUMBING (CBC 105.2/CRC R105.2/CPC 103.1.1)**

1. The stopping of leaks in drains, water, soil, waste or vent pipe, provide, however, 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 as new work and a permit shall be obtained and inspections 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.

#### **EMERGENCY REPAIRS (CBC 105.2/CRC R105.2)**

Where equipment replacements and repairs must be performed in an emergency situation, the *permit* application shall be submitted within the next working business day to the *building official*.

#### **REPAIRS (CBC 105.2/CRC R105.2)**

Application or notice to the *building official* is not required for ordinary repairs to structures, replacement of lamps or the connection of *approved* portable electrical equipment to *approved* permanently installed receptacles. Such repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required *means of egress*, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include *addition to, alteration of,*

replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.

**PUBLIC SERVICE AGENCIES (CBC 105.2/CRC R105.2)**

A *permit* shall not be required for the installation, *alteration* or repair of generation, transmission, distribution or metering or other related equipment that is under the ownership and control of public service agencies by established right.