



DEPARTMENT OF PLANNING & BUILDING  
BUILDING DIVISION  
276 Fourth Avenue Chula Vista CA 91910  
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# WORK EXEMPT FROM BUILDING PERMITS

## FORM 4551

A permit is not required for the types of work in each of the separate classes of permits as listed below. Exemption from the permit requirements shall not be deemed to grant authorization for any work to be done in violation of the provisions of the adopted building codes or any other laws or ordinances. **The work listed below may not be exempt from zoning regulations. Please check with Planning prior to any construction.**

### **BUILDING PERMITS:**

A building permit shall not be required for the following:

- a. One-story detached accessory buildings, not exceeding twelve (12) feet in height used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed one-hundred forty-four (144) square feet and are located so as to comply with the provisions of Section 19.58.020.\*
- b. Detached patio covers, not exceeding twelve (12) feet in height, with a projected roof area not to exceed one hundred forty-four (144) square feet. Two or more patio covers on the same property must be separated from each other by at least six feet to be considered separate structures in order to qualify for this exemption.\*
- c. Fences up to seventy-two (72) inches and freestanding masonry walls up to forty-eight (48) inches in height above the highest adjacent grade. Fences, walls or gates that extend across fire apparatus access roads require a permit from the Chula Vista Fire Department.\*
- d. Oil derricks.
- e. Movable cases, racks, counters and partitions not over five (5) feet nine (9) inches high.
- f. Retaining walls, which are not over three (3) feet in height measured from the top of the footing to the top of the wall, unless supporting a surcharge or impounding flammable liquids.
- g. Water tanks supported directly upon grade if the capacity does not exceed five thousand (5,000) gallons and the ratio of height to diameter or width does not exceed 2:1.
- h. Platforms, walks and driveways not more than thirty (30) inches above grade and not over any basement or story below, and are not part of an accessible route.
- i. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
- j. Temporary motion picture, television and theater stage sets and scenery.
- k. Window awnings supported by an exterior wall of Group R, Division 3, and Group U Occupancies (detached 1 & 2 family dwellings and their accessory structures) when projecting not more than fifty-four (54) inches from the exterior wall.\*
- l. Prefabricated swimming pools accessory to a Group R, Division 3 Occupancy (detached 1 & 2 family dwellings) that are less than 24 inches deep, do not exceed 5000 gallons and are installed entirely above ground.

- m. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
- n. Swings and other playground equipment accessory to detached one- and two-family dwellings.
- o. The installation of replacement windows in existing window openings associated with a residential dwelling unit with no modifications to the existing rough opening or to the exterior weather proofing and of same operating style as the existing window or a style that provides for an equal or greater window opening area than the existing window.\*
- p. Television and radio antennas less than thirty-five (35) feet in height.
- q. Fish ponds, reflective pools or other decorative water containers with a wet surface area of one hundred (100) square feet or less and a maximum depth of eighteen (18) inches to the flood rim.
- r. Outside paving of R-3 and U Occupancies parking surfaces.
- s. Re-roofing buildings of Group R-3 and U Occupancies (detached 1 & 2 family dwellings and their accessory structures) of less than five-hundred (500) square feet or less than fifty (50) percent of roof covering replacement.\*
- t. Repairs which involve only the replacement of component parts of existing work with similar materials for the purpose of maintenance and do not affect any electrical, plumbing or mechanical installations. Repairs exempt from permit requirements shall not include any addition, change, or modification in construction, exit facilities, or permanent fixtures or equipment.

\* Please contact the Historic Preservation Manager at (619) 409-5472 for properties that are eligible or have been designated as a historic resource.

**Unless otherwise exempted below, separate plumbing, electrical and mechanical permits will be required for the above exempted items.**

### **PLUMBING PERMITS:**

A plumbing permit shall not be required for the following:

- a. The stopping of leaks in drains, soil, waste or vent pipe. However, the removal or replacement of any concealed trap, drainpipe, soil, waste or vent pipe with new material is new work and a permit and inspection is required.
- b. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, or the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

### **ELECTRICAL PERMITS:**

An electrical permit shall not be required for the following:

- a. 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.
- b. Repair or replacement of fixed motors, transformers or fixed approved appliances of the same type and rating in the same location.
- c. Temporary decorative lighting.
- d. Repair or replacement of current-carrying parts of any switch, contactor or control device.
- e. Reinstallation of attachment plug receptacles, but not the associated outlets.
- f. Repair or replacement of any over-current device of the required capacity.
- g. Repair or replacement of electrodes or transformers of the same size and capacity for signs or gas tube systems.

- h. Taping joints.
- i. Removal of electrical wiring.
- j. Temporary wiring for experimental purposes in suitable experimental laboratories.
- k. The wiring for temporary theater, motion picture or television stage sets.
- l. Electrical wiring, devices, appliances, apparatus or equipment operating at less than twenty-five (25) volts and not capable of supplying more than fifty (50) watts of energy.
- m. Low energy power, control and signal circuits of Class II and Class III as defined in the Electrical Code.
- n. 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.
- o. Communication circuits per Article 800 of the Electrical Code.

**MECHANICAL PERMITS:**

A mechanical permit shall not be required for the following:

- a. A portable heating appliance, portable ventilating equipment, portable cooling unit, or a portable evaporative cooler.
- b. A closed system of steam, hot or chilled water piping within heating or cooling equipment regulated by the Mechanical Code.
- c. Replacement of any component part of assembly of an appliance, which does not alter its original approval and complies with other applicable requirements of the Mechanical Code.
- d. Refrigerating equipment, which is part of the equipment for which a permit has been issued pursuant to the requirements of the Mechanical Code.
- e. A unit refrigerating system as defined in the Mechanical Code.