



CONSTRUCTION WORK YOU CAN DO WITHOUT A PERMIT

Exemption from the permit requirements of this 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.

Permits shall not be required for the following:

2016 California Building Code – Chapter 1, Division II, Section 105.2

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 m²).
2. Fences not over 7 feet (2134 mm) high when not subject to specific City of Fremont Planning and Zoning regulations (as modified by City of Fremont Ordinance # 21-2016).
3. Oil derricks.
4. Retaining walls which are not over 4 feet 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 III-A liquids. Retaining walls on hillsides or retaining walls subject to City of Fremont Planning, Zoning and Grading regulations or any other City Council resolutions are not subject to permit exemptions (as modified by City of Fremont Ordinance #23-2010).
5. Water tanks supported directly on grade if the capacity does not exceed 5000 gallons (18925 L) and the ratio of height to diameter or width does not exceed 2:1.
6. 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, accessible parking spaces, or required exits (as modified by City of Fremont Ordinance # 21-2016).
7. Painting, papering, tiling, carpeting, cabinets, countertops and similar finish work.
8. Temporary motion picture, television and theater stage sets and scenery.
9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 18 inches (610mm) deep, are not greater than 5,000 gallons (18925L) and are installed entirely above ground.
10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
11. Swings and other playground equipment accessory to detached one- and two-family dwellings and not considered a public playground (as modified by City of Fremont Ordinance # 21-2016).
12. Window awnings in Group R-3 and U occupancies supported by an exterior wall that do not project more than 54 inches (1372mm) from the exterior wall and do not require additional support of Group R-3 and U occupancies (as modified by City of Fremont Ordinance # 21-2016).
13. Non-fixed and movable fixtures, cases, racks, counters and partitions not over 5 ft. 9 in. (1753mm) high.
14. Wood decks not over 30 inches above surrounding grade or finishes, not attached to a structure, or serving any part of the means of egress (as modified by City of Fremont Ordinance # 21-2016).

Electrical

1. Repair and Maintenance: Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

2. Radio and television transmitting stations: The provisions of this code shall not apply to electrical equipment used for radio and televisions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.
3. 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.

Gas

1. Portable heating appliance
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe, provided, 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 new material, such work shall be considered as new work and a permit shall be obtained and inspection 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 valve, pipes, or fixtures.

2016 California Electrical Code – Article 89.101.3.3

An electrical permit shall not be required for the following:

1. Installations in ships, watercraft other than floating dwelling units, railway rolling stock, aircraft, or automotive vehicles, commercial coaches, mobile homes and recreational vehicles.
2. Installations underground in mines, mine shafts and tunnels.
3. Installations of railways for generation, transformation, transmission, or distribution of power used exclusively for operation of rolling stock or installations used exclusively for signaling and communication purposes.
4. Installations of communication equipment under the exclusive control of communication utilities, located outdoors or in building spaces used exclusively for such installations.
5. Installations under the exclusive control of electrical utilities for the purpose of communications, metering, generation, control, transformation, transmission, or distribution of electrical energy located in buildings used exclusively by utilities for such purposes or located outdoors on property owned or leased by the utility or on public highways, streets, roads, etc., or outdoors by established rights on private property. (exception to 4 and 5: In places of employment the following shall apply: installations of conductors, equipment and associated enclosures and associated enclosures subject to the jurisdiction of the California Public Utilities Commission that are owned, operated and maintained by an electric, communications or railway utility but not including conduit, vaults and other like enclosures containing conductors and equipment of such a utility when located indoors or on premises not used exclusively for utility purposes, but do not apply to the utility's conductors and equipment therein.)
6. Installation on highways or bridges.

2016 California Mechanical Code, Chapter 1, Division II, Section 104.2

A mechanical permit shall not be required for the following:

1. A portable heating appliance, portable ventilating equipment, a portable cooling unit or a portable evaporative cooler.
2. A closed system of steam, hot or chilled water piping within heating or cooling equipment regulated by this code.
3. Replacement of any component part or assembly of an appliance that does not alter its original approval and is in accordance with other applicable requirements of this code.
4. Refrigerating equipment that is part of the equipment for which a permit has been issued pursuant to the requirements of this code.
5. A unit refrigerating system.

2016 California Plumbing Code, Chapter 1, Division II, Section 104.2

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, including the removal and reinstallation of water closet, or the repairing of leaks in pipes, valves or fixtures, provided such repairs do not involve or require that replacement or rearrangement of valves, pipes or fixtures.