

City of



DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT

BUILDING AND SAFETY SERVICES DIVISION
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BUILDING INDUSTRY BULLETIN

EFFECTIVE DATE: *January 1, 2014*

TO: *ARCHITECTS, ENGINEERS, GENERAL CONTRACTORS, and ASSOCIATIONS*

SUBJECT: *WORK EXEMPT FROM PERMIT*

BULLETIN NUMBER: **14-02**

FROM:



Brian T. Leong, C.B.O.
Building Official/Building and Safety Services Manager

GENERAL:

Since the 1979 Uniform Building Code, language has been implemented into the code that provides for exempted work from building permit requirements. Although specific types of work may qualify for building permit exemption, separate electrical, mechanical and plumbing permits may be required unless they also are exempted by applicable codes.

In addition all structures, including exempted work, must comply with the Fresno Municipal Code (FMC) Zoning Ordinance sections for the following:

- Entitlement permit processes including Conditional Use Permits, Site Plan Reviews, Variance applications, Minor Deviations, or other required development processes
- All required yard setbacks and clearances
- Approval for placement of structures within public easements

IT SHALL BE UNDERSTOOD THAT EXEMPTIONS FROM PERMIT REQUIREMENTS OF THE BUILDING CODE SHALL NOT BE DEEMED TO GRANT AUTHORIZATION FOR ANY WORK TO BE DONE IN ANY MANNER IN VIOLATION OF THE PROVISIONS OF THE CODE OR ANY OTHER LAWS OR ORDINANCES OF THIS JURISDICTION.

REQUIREMENTS:

Except as specified in Chapter 1, Section 105.2 of the 2013 California Building Code, and Chapter 1, Section R105.1 of the 2013 California Residential Code, no building or structure regulated by the code may be constructed, enlarged, altered, repaired, moved, demolished or change the occupancy of a building without obtaining permits and inspections from the Building and Safety Services Division of the Development and Resource Management Department. Work intended to erect, install, enlarge, alter, repair, convert or replace any electrical, gas, mechanical or plumbing system shall also be subject to the requirements of the code to obtain appropriate permits and inspections.

As defined in Chapter 1, Section 105.2, and R105.1, "Work exempt from permit", permits shall not be required for the following:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, accessory to one and two family dwellings, provided that the floor area does not exceed 120 square feet, is limited to 12 feet in height and located as required by the Fresno Municipal Code, and located a minimum 3 feet from adjacent property lines. Construction shall be adequately anchored in such a manner to prevent displacement from wind and earthquake forces. Wood shall be pressure treated when located within 8 inches of soil, or when embedded in concrete.
2. Fences not over 7 feet high. Fences shall comply with the minimum requirements as specified in the Zoning Ordinance of the Fresno Municipal Code.
3. Oil derricks.
4. Retaining walls that 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 hazardous liquids.
5. Water tanks supported directly on grade if the capacity does not exceed 5000 gallons and the ratio of height to diameter or width does not exceed 2:1.
6. Sidewalks and driveways not more than 30 inches above adjacent grade, and not over any basement or story below and are not part of an accessible route.
7. Painting, papering, tile work, carpeting, cabinets, counter tops 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 24 inches deep, do not exceed 5000 gallons 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.
12. 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.

13. Non-fixed and movable fixtures, cases, racks, counters, and partitions not over 5 feet 9 inches in height.
14. Decks not exceeding 200 square feet that are not more than 30 inches above grade at any point, are not attached to a dwelling, and do not serve the required exit door.