



KING CITY  
CALIFORNIA

## **BUILDING DEPARTMENT WORK THAT IS EXEMPT FROM PERMITS**

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Most projects require permits before the start of construction. However, work which is cosmetic, (such as painting, replacing floor coverings, trim work, etc.), does not require permits.

The following is a list of 20 items that do not require permits:

### **BUILDING**

1. One-story detached accessory structures (Used as tool and storage sheds, playhouses, and similar uses) less than 120 square feet of floor area (with no utilities).
2. Window awnings supported by an exterior wall on a dwelling unit, when not projecting more than 54 inches.
3. Window replacements when the frame of the window (nailing flange and existing weather protection) is not altered.
4. Finish flooring, such as carpet, tile, linoleum, cabinets, countertops etc.
5. Floor sheathing repair - limited to 10 square feet maximum of floor sheathing.
6. Replacement, repair or overlay of less than 25% of an existing roof within any 12-month period.
7. Decorative interior tile installation.
8. Fences less than six (6) feet high.
9. Retaining walls less than 4 feet high with no surcharge (height is measured from the bottom of the footing to the top of the wall).
10. Platforms, walks 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 rout.  
Note: For driveway aprons and approaches and for repair of public sidewalks, contact the Public Works Department for requirements.
11. Non-fixed and movable fixtures, cases, racks, counters, and partitions not over 5 feet 9 inches high.
12. Swings and other playground equipment accessory to detached one- and two- family dwellings.
13. Painting, papering & similar finish work.
14. Prefabricated swimming pools accessory to a single family dwelling meeting all of the following criteria:
  - Does not exceed 5,000 gallons
  - Less than 24 inches deep
  - And are entirely above ground

### **PLUMBING**

15. The clearing of stoppages.
16. Stopping leaks in drains, water, soil, waste or vent pipe, however if piping is replaced then a permit shall be required.
17. Repair or replacement of toilets & faucets provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

## **ELECTRICAL**

18. Replacement of electrical outlets & switches (*in existing boxes*).
19. Replacement of overcurrent devices such as circuit breakers & fuses.  
Exception: Replacement of a main disconnect does require a permit.
20. Temporary decorative lighting for a dwelling (such as seasonal Christmas lights).
21. Portable appliances such as, heating appliances, ventilating equipment, & cooling units.
22. Replacement of any component part of an appliance which does not alter its original approval and listing.

## **MECHANICAL**

23. Portable heating appliance, ventilation equipment, cooling units.
24. Portable evaporative coolers.
25. Replacement of any part that does not alter its approval or make it unsafe.

Note: Where an emergency repair must be performed the permit application shall be submitted within the next working business day.

*Note: The items exempt from a building permit might require permits and clearances from the King City Planning Department, please contact King City Planning Department for additional information.*