

The County of Yuba

Community Development & Services Agency

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WORK EXEMPT FROM BUILDING PERMIT

YUBA COUNTY ORDINANCE CODE 10.05.410

Exemptions from building 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 including but not limited to Development Code, Design Review and Zoning Regulations. Building permits shall not be required for the following:

A. Building:

1. One-story detached buildings not greater than 120 square feet used as storage sheds, playhouses or other uses accessory to a legally established, principally permitted use where the roof overhang is not more than 12 inches and no other services (plumbing, mechanical, electrical) are installed. Buildings shall not be placed or built within any mandatory setback or FEMA designated Flood Hazard Area and may be further regulated by the Development Code.
2. Fences not over 7 feet high.
3. Oil derricks.
4. Walls constructed of concrete block, masonry block or equivalent material 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 Class I, II or IIIA liquids. (SEE 11.25.070:D)
5. Water tanks supported directly on grade if the capacity is not greater than 5,000 gallons and the ratio of height to diameter or width is not greater than 2:1.
6. Outdoor surfacing such as 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. Decks accessory to detached one- and two-family dwellings that are free standing and not attached to any other structure; do not serve the exit door; and are not more than 30 inches above adjacent grade at any point. All decks shall at a minimum meet the requirements as set forth in Section R311.3 of the California Residential Code, Part 2.5.
8. General maintenance and finish work such as painting, flooring, cabinets, and counter tops.
9. Temporary motion picture, television and theater stage sets and scenery.
10. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches deep, are not greater than 5,000 gallons and are installed entirely above ground and derive power from an existing ground fault circuit interrupter receptacle
11. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems or membrane structures.
12. Swings and other playground equipment accessory to detached one- and two-family dwellings.

13. 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.
14. Decorative landscape features and structures that are accessory to detached one- and two-family dwellings, are free-standing and not attached to another structure, including the dwelling, and do not have a solid-covered roof including but not limited to arbors, trellises, and lattice work. Features or structure shall not be placed within any mandatory setback and may be further regulated by the Development Code.
15. Non-fixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches in height.

B. Electrical:

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. 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.
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.

C. Mechanical:

1. Portable, non-fixed, appliances and equipment utilizing power from a plug-cord connection to an existing receptacle.
2. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
3. Replacement of any minor part of a component piece of equipment that does not alter the approval of equipment or make such equipment unsafe.
4. Self-contained refrigeration system containing 10 pounds or less of refrigerant and actuated by motors of 1 horsepower or less.

D. 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 valves, pipes or fixtures.

E. Public Service Agencies. 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.

F. Minor Repairs. Minor repairs to buildings and/or structures for ordinary maintenance may not, at the discretion of the Building Official, require a building permit. Such repairs shall not include 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 minor 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.