CITY OF CORONADO

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HANDOUT 301 JULY 2012	# PERMITS REQUIRED / EXEMPTED WORK

PURPOSE: To delineate what work on private or commercial properties requires a permit and what work is exempt from a permit.

AUTHORITY: 1997 Uniform Administrative Code, Sections 301 - Permits

301.1 Permits Required. *"Except as specified in Section 301.2, no building, structure or building service equipment regulated by this code and the technical codes shall be erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted or demolished unless a separate, appropriate permit for each building, structure or building service equipment has first been obtained from the building official."*

301.2 Work Exempt from Permit. *"A permit shall not be required for the types of work in each of the separate classes of permit listed below. Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be dome in violation of the provisions of the technical codes or any other laws or ordinances of this jurisdiction."*

NOTES:

1. A building permit shall not be required for the following (UAC 301.2.1):
   - a. One-story, detached accessory buildings used as tool and storage sheds, playhouses and similar uses, provided the floor are does not exceed 120 square feet.
     - (1). *Required setbacks shall be maintained in accordance with the City of Coronado Zoning Ordinance.*
   - b. Fences not over 24" high.
     - (1). *City of Coronado authorized modification to the Uniform Administrative Code.*
   - c. Movable cases, counter and partitions not over 5'-9" high.
   - d. Retaining walls which are not over 24" in height measured form the bottom of the footing to the top of the wall, unless supporting a surcharge.
     - (1). *City of Coronado authorized modification to the Uniform Administrative Code.*
   - e. Platforms, walks and driveways not more than 30" above grade and not over any basement or story below.
   - f. Painting, papering and similar finish work.
     - (1). *Re-color coating existing stucco is considered painting.*
     - (2). *"Similar finish work" shall include replacement of cabinets and countertops in their existing location and configuration, flooring, doors, and millwork.*
     - (3). *Exterior painting on multi-family and commercial structures requires Design Review Commission approval.*
   - g. Window replacement provided the existing window frame and weatherproofing remain in place and no increase or decrease in window area occurs.
     - (1). *Window replacement on historically-designated resources requires Historic Resource Commission approval.*
   - h. Window awnings supported by an exterior wall of Group R, Division 3, and Group M Occupancies when projecting not more than 54".
     - (1). *Awnings for multi-family and commercial structures require Design Review Commission approval.*
     - (2). *Awnings for historically-designated resources require Historic Resource Commission approval.*
   - i. Prefabricated swimming pools accessory to a Group R, Division 3 occupancy in which the pool walls are entirely above the adjacent grade and if the capacity does not exceed 5,000 gallons.
2. Unless otherwise exempted by this code, separate plumbing, electrical and mechanical permits will be required for the above exempted items.

(OVER)

3. A plumbing permit shall not be required for the following (UAC 301.2.2):
   a. The stopping of leaks in drains, soil, waste or vent pipe, provided, however, that should any concealed trap, drain pipe, 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.
   b. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, nor for the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.
      (1). *This section has been interpreted by the Building Official to allow for the replacement of plumbing fixtures in kind provided that only exposed tail pieces, traps, and trap arms and connectors are replaced (i.e. no plumbing work behind the face of the wall or below the floor is done; replacement of piping behind the face of the wall for below the floor requires a permit).*

4. An electrical permit shall not be required for the following (UAC 301.2.3):
   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. Re-installation of attachment plug receptacles, but not the outlets therefor.
   f. Repair for replacement of any overcurrent device of the required capacity in the same location.
   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 25 volts and not capable of supplying more than 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. A permit shall not be required for 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.

5. A mechanical permit shall not be required for the following (UAC 301.2.4):
   a. A portable heating appliance, portable ventilating equipment, a 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.
      (1). *The installation of water heaters, including tank-less type water heaters, requires a permit. In some cases, existing gas lines may not be sufficient capacity, and may require alteration, which requires gas line sizing calculations by a licensed plumber.*
   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 technical codes.
   d. Refrigerating equipment which is part of the equipment for which a permit has been issued pursuant to the requirements of the technical codes.
   e. A unit refrigerating system as defined in the Mechanical Code.