



CITY OF LINCOLN
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Work Exempt from Commercial Building Permits

Important information you need to know BEFORE applying for a Building Permit!

The Building, Plumbing, Mechanical and Electrical Codes allow for exceptions to the requirement to obtain a permit. Note that these exceptions are for the permit process only and do not cover the regulations of other departments, homeowner associations or other regulatory agencies. It is always best to ask if your project requires a permit prior to beginning the construction process. The building permit exceptions are listed as follows:

CALIFORNIA BUILDING CODE (CBC)

Section 105.2 Work exempt from permit.

Exemptions from 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:

Building:

1. One-story detached utility occupancy accessory buildings used as tool and storage sheds, playhouses or similar uses as determined by the authority having jurisdiction, provided square footage does not exceed 120 square feet and the structure is built entirely above grade and is not located in a maintenance easement, on a public utilities easement, or in front or side street setbacks as required by the Zoning Code of the City of Lincoln. The structure shall not exceed the height requirements set forth in the City of Lincoln Zoning Code. The eave overhangs shall not extend more than 24 inches (610 mm) beyond the exterior wall of the structure. The location on the property for the purposes of fire protection shall be in compliance with the currently adopted Residential Building Code and/or the California Building Code. All construction shall be in compliance with acceptable standards for construction as outlined in the California Building Code.
2. Fences not over 6 feet (1829 mm) high.
3. Retaining walls that are not over 4 feet (1219 mm) 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.
4. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18 925 L) and the ratio of height to diameter or width does not exceed 2:1.
5. 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*.
6. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
7. Temporary motion picture, television and theater stage sets and scenery.

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8. [Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches \(610mm\) deep, do not exceed 5,000 gallons \(18925L\) and are installed entirely above grade are exempt from building permit provided they have fencing installed in accordance with the City of Lincoln pool fencing regulations adopted by the City of Lincoln, Municipal Code, Chapter 15.20.](#)
9. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
10. Swings and other playground equipment accessory to detached one- and two-family dwellings.
11. Window awnings supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support of Group R-3 and U occupancies.
12. Non-fixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height. (Note that counters, cases, racks and service areas of commercial and public use spaces must comply with the provisions of the Code for disabled access for persons with disabilities)

Electrical:

Repairs and maintenance:

1. Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.
2. Listed cord and plug connected temporary decorative lighting.
3. Reinstallation of attachment plug receptacles, but not the outlets therefore.
4. Repair or replacement of branch circuit overcurrent devices of the required capacity in the same location. (note that this does not include the main service disconnect)
5. Installation or maintenance of communications wiring, devices, appliances, apparatus or equipment.

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.

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. (note the appliance must be used in a safe manner and consistent with applicable regulations)
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

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Mechanical:

1. Portable heating appliance. (note the appliance must be used in a safe manner and consistent with applicable regulations)
2. Portable ventilation equipment.
3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any part that does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds (5 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.

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 the 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.

105.2.1 Emergency repairs. Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the building official.

105.2.2 Repairs. Application or notice to the building official is not required for ordinary repairs to structures, replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles. Such repairs shall not include the cutting away of any wall, partition or portion thereof, 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 ordinary 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.

105.2.3 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.