

WORK "EXEMPT" FROM BUILDING PERMITS

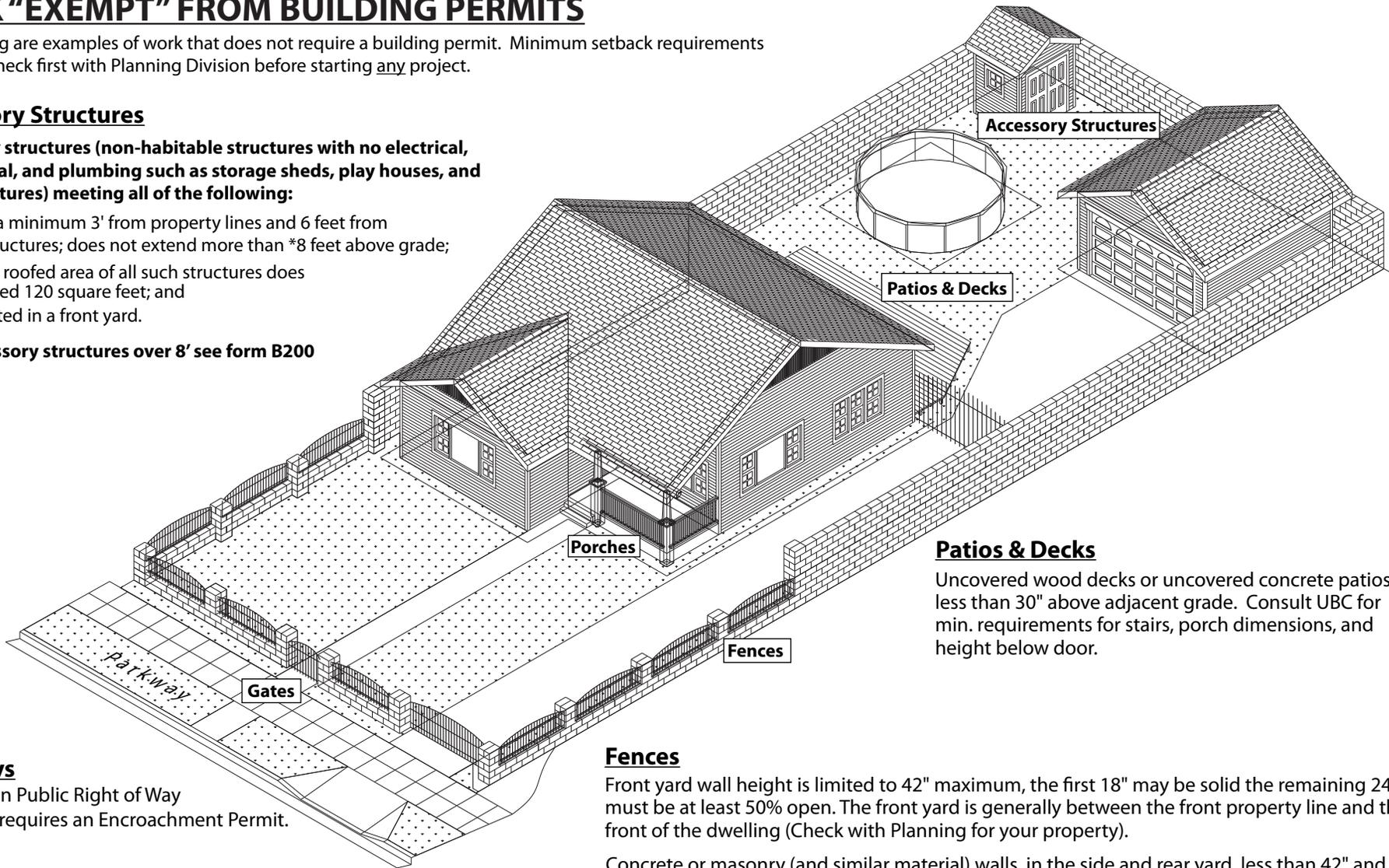
The following are examples of work that does not require a building permit. Minimum setback requirements still apply. Check first with Planning Division before starting any project.

Accessory Structures

Accessory structures (non-habitable structures with no electrical, mechanical, and plumbing such as storage sheds, play houses, and play structures) meeting all of the following:

- located a minimum 3' from property lines and 6 feet from other structures; does not extend more than *8 feet above grade;
- the total roofed area of all such structures does not exceed 120 square feet; and
- not located in a front yard.

***For accessory structures over 8' see form B200**



Patis & Decks

Uncovered wood decks or uncovered concrete patios less than 30" above adjacent grade. Consult UBC for min. requirements for stairs, porch dimensions, and height below door.

Fences

Front yard wall height is limited to 42" maximum, the first 18" may be solid the remaining 24" must be at least 50% open. The front yard is generally between the front property line and the front of the dwelling (Check with Planning for your property).

Concrete or masonry (and similar material) walls, in the side and rear yard, less than 42" and other fences (including hedges) not over 6' do not require building permits.

Other Wall and Fence Notes:

- Walls (or fences) must comply with zoning requirements. Height is measured from the lowest grade;
- No work is allowed beyond the property line or in easements, without PRIOR WRITTEN approval.
- Fence shall not to impede access to utility boxes.

Parkways

Any work in Public Right of Way (Parkway) requires an Encroachment Permit.

Gates

Gates may not swing over the right of way.

Porches

Concrete porches or stoops less than 30" above adjacent grade. Consult the UBC for minimum code requirements for stairs, porch dimensions, and height of the landing below the door.

NOTES

1. Any deviation from the requirements stated here requires a building permit.
2. Verify location of property lines and easements prior to the start of any construction.
3. For the purpose of definition the terms "wall" and "fence" are used interchangeably.