

GENERAL CONSTRUCTION NOT REQUIRING A BUILDING PERMIT

Please note that even when a Building permit is not mandatory, a Planning zone clearance is required. Please check with the Planning Department before beginning construction

The items listed below that are exempt from a permit are still required to be built, constructed, or altered in accordance with the State of California codes and the City of Meniffee Municipal Code

Buildings

Any building which is accessory to a dwelling, such as a children's playhouse or tree house, pool dressing room, equipment shed or utility building provided that:

- a) It does not exceed 120 sq. ft. in floor area or in height based on applicable Zoning requirements (See Planning).
- b) It contains no plumbing or electrical installations.
- c) It is not located in front, side or other yard where a setback is required by City Zoning regulations.
- d) It is separated more than 10'-0" from Single Family Residence rear property line and 5'-0" from similar structures from side property line.

Fences and walls

- a) Wood fences not over 7'-0" high, where a setback is not required by City Zoning regulations.
- b) Block retaining walls 4'-0" or less in height measured from bottom of footing to top of wall, where a slope or other surcharge load is not supported by the wall, and not built on a slope.
- c) Block retaining walls 18" or less in height measured from bottom of footing to top of wall, where a slope is supported by the wall and not built on a slope.
- d) Free standing walls – block wall 3'-0" or less where a setback is not required by City Zoning regulations.

Roofs

Repairs to roof coverings less than a total of 100 sq. ft. within any 12 month period.

Wood Decks

Detached decks which are less than 30 inches above grade and are separated from the dwelling by 5'0" or more and do not violate any provision of the City Zoning regulations or California Building Code slope setback regulations.

Window Awnings

Window awnings which are supported by the exterior wall of the residential dwelling and do not project more than 54 inches from the exterior wall.



Pools and Spas

Prefabricated swimming pools accessory to a Group R-3 (residential) occupancy with a depth that is less than 24" inches, are not greater than 5,000 gallons, and are installed entirely above ground. (Any installed electrical circuits will require a permit)

Self-contained package spas (Any installed electrical circuits will require a permit)

Plumbing Work not requiring a Plumbing Permit

- a) Repairing of leaks in pipes, valves, or fixtures when such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.
- b) Replacement of dishwashers or garbage disposals, which previously have been installed with permits, and there is not replacement or alterations of existing piping
- c) Water lines to residential refrigerators for ice making machines
- d) Clearing of stoppages, unless excavation is required
- e) Repair of exterior water lines provided there is a permitted and approved cross connection device (anti-siphon valve) between the repair and the potable water supply
- f) Irrigation piping

Electrical work not requiring an Electrical Permit

- a) Replacement of dishwashers and garbage disposals or trash compactors, which previously have been installed with permits and are the same type and rating in the same location
- b) Temporary decorative lighting
- c) Repair or replacement of switches of plugs, which previously were installed with a permit and involve no alteration of the electrical wiring system
- d) Repair or replacement of any overcurrent device (circuit breakers or fuses) of the required capacity of the same location, as was originally installed with a permit
- e) Repair or replacement of fixed motors, transformers, or fixed permitted and approved appliances with same rating and in the same location; for example, swimming pool pump motors

Mechanical work not requiring a Mechanical Permit

- a) General maintenance and repair of mechanical systems. (Permits are required for the replacement of condensing units, coils, compressors, air handlers, furnaces, ducting, refrigerant lines, and similar components.

Only qualified persons should attempt a major remodel or alteration project. It is an effective common practice to have a licensed professional contractor to assist you. Licensed contractors are required to know the codes and can make the job of remodeling much simpler. Information pertaining to contractors and the status of their license may be obtained by contacting the State Contractor License Board.

