

## Building Permits & Inspection Division

General Information: (916) 875-5296  
<https://building.saccounty.gov/>

9700 Goethe Rd • Suite A Sacramento 95827 M-F 8:30am-4:00pm
827 7 <sup>th</sup> St • Room 102 Sacramento 95814 M-F 8:30am-4:00pm

### RESIDENTIAL WORK EXEMPT FROM PERMIT

Per Section R105.2 (A), and adopted amendments, a permit shall not be required for the following types of work:

- 1) One-story detached accessory structures, provided the floor area does not exceed 200 square feet and **at least one of the following conditions exists A-E:**
  - A. The accessory structure is not fully enclosed, such as a patio cover, pergola, arbor or trellis or is not designed for storage, such as a shed. These structures shall not exceed 12 feet in height and are 5 feet or more from property line. The height of the structure is measured from the adjacent adjoining ground to the highest point of the roof.
  - B. The accessory structure complies with the fire separation distance to the lot line prescribed for a non-sprinklered building.
  - C. The accessory structure is constructed as an animal shelter used for housing livestock and residential pets and does not incorporate or have attached electrical service or other utilities. The pet structure is not an agricultural building as defined in section 202 of the Building code. The pet structure shall not be used for human habitation or commercial use and not exceed 6 feet in height from grade to top of structure. The pet structure shall have a width/depth not to exceed 6 feet (length shall be regulated by the zoning code). Livestock, chickens and bird structures have specific setbacks and use, contact Planning department for information.
  - D. Manufactured horse and livestock shelter shall not be an agricultural building as defined in section 202 of the Building code and does not incorporate or have attached electrical service or other utilities. The structure shall be prefabricated and/or is a temporary corral structure installed per manufacturer's requirements. Structure shall not be used for human habitation or commercial use, not exceed 200 square feet and 9 feet in height, and shall not be enclosed on more than three sides.
  - E. Swings and other playground equipment not exceeding 12 feet in height from adjacent grade.

**And meet all of the following:**

  - i) All parts of the structure, including eave overhangs, do not project more than 12 inches beyond the exterior walls, nor over property lines.
  - ii) The structure may not be located in a public utility or maintenance easement required by the Zoning Code where the neighboring dwelling has a zero side yard.
- 2) Fences not over 7 feet (1829 mm) high. Please refer to County handout for Masonry Wall, Fence and Retaining Wall guideline for detailed permit criteria.
- 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.
- 4) Water tanks (not including water heaters) supported directly upon 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.
- 6) Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
- 7) Prefabricated swimming pools that are less than 18 inches (610 mm) deep.
- 8) 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.
- 9) Decks not exceeding 200 square feet (18.58m<sup>2</sup>) in area, that are not more than 30 inches (762 mm) above grade at any point, are not attached to a dwelling and do not serve the exit door required by Section R311.4.
- 10) Animal Shelters used for housing livestock and residential pets shall be exempt from building permit requirements provided Zoning Code requirements are met, and the structure complies with the following guidelines:
  - A. Residential Pet Structures.
    - (1) The structure is not an Agricultural Building as defined in Section 202 of the Building Code.
    - (2) The structure shall not be used for human habitation or commercial use.
    - (3) The structure shall not exceed 200 square feet and not exceed 6' in height from grade to top of structure.
    - (4) The structure shall have a width/depth that does not exceed 6' (the structure's length shall be regulated by the zoning code).
    - (5) The structure shall not incorporate or have attached electrical service or other utilities.
  - B. Manufactured Horse and Livestock Shelters.
    - (1) The structure is not an Agricultural Building as defined in Section 202 of the Building Code.
    - (2) The structure is prefabricated and/or is a temporary corral structure that is installed per the manufacturer's requirements and is not used for human habitation or commercial use.
    - (3) The manufactured and prefabricated structure shall not exceed 200 square feet and does not exceed 9' high and shall not be enclosed on more than three sides.
    - (4) The structure shall not incorporate or have attached electrical service or other utilities.