

Work Exempt from Permit

The following is a list of work that may be performed without a building permit. If your project does not appear on this list of exempt work, you should assume that a building permit is required.

Note: Although some work is exempt from a building permit, additional permits or review may be required. Before a building or structure is erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted or demolished, it is important to contact the appropriate staff at the City of Williams to determine if any other permit or technical review is required. For example, restriping a commercial parking lot is exempt from a building permit; however, the striping must conform to building code standards for accessibility and Zoning standards for parking lot design.

A Building Permit shall not be required for the following:

1. One-story detached accessory buildings used as tool or storage sheds, playhouses and similar uses, when located on a parcel which contains an existing single-family dwelling or other permitted primary use or structure provided the floor area does not exceed 120 square feet. (11.15 sm). Zoning standards regarding setbacks and height limitations apply regardless of the size of the structure.

Note: Electrical, plumbing, or mechanical work in connection with such structures requires an electrical, plumbing or mechanical permit even though a building permit is not required for the structure itself.

2. Fences not over 6' (1829 mm) high. Contact planning for setbacks and maximum height restrictions along street frontages.

3. Oil derricks. Zoning clearance is required prior to installation. C.U.P.A. may require permits.

4. Retaining walls that are not over 4 feet (1219mm) in height measured from the bottom of the footings to the top of the wall, unless supporting a surcharge or impounding class I, II, or IIIA liquids.

5. Water tanks supported directly on grade if capacity does not exceed 5,000 gallons (18,925L) and the ratio of height to diameter or width does not exceed 2:1.

6. Sidewalks and driveways not more than 30 inches (762mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route. However, driveways (new & modifications) may require approval of an encroachment permit from Public Works.

7. Painting, papering, tiling, carpeting, cabinets, countertops and similar finish work.

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 and are installed entirely above ground.

9. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems. Permanent structures must meet zoning requirements.

10. Swings and other playground equipment accessory to detached one-and two- family

dwelling.

11. Window awnings supported by an exterior wall that do not project more than 54" (1372mm) from the exterior wall and do not require additional support of group and U occupancies.

12. No fixed and moveable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753mm) in height.

13. Membrane structures (i.e. tents and awnings) erected for less than 180 days in any twelve month period. Contact the local Fire District for more information.

Exemption from the permit requirements of the code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of the California codes or any other laws or ordinances of this jurisdiction.