



**COUNTY OF ALAMEDA,
PUBLIC WORKS AGENCY,
BUILDING INSPECTION
DEPARTMENT**
399 Elmhurst Street, Hayward, CA 94544
(510) 670-5440

Q/A 1. Sunshade Structures:

Trellis, lath houses, arbors, patio covers and similar sunshade structures accessory to single-family dwellings that meet **all** of the following conditions are exempt from building permit:

1. Roofs do not shed water.
2. Average height not more than 10 ft.
3. Area does not exceed 120 square feet.
4. Minimum 3ft. away from property line.
5. Plumbing, Mechanical, and/or Electrical permits shall be required when such work is performed.

Q/A 2. Signs - Building Permit Exemption **(Electrical permit shall be required for all electrical signs)**

1. **Freestanding ground signs** - 6 ft. or less in height.
2. **Wall mounted signs** - Wall mounted signs that are 4" or less in thickness, weigh less than 3 pounds per square foot (or less than 50 lbs. total weight), and do not extend above building exterior walls.
3. **Projecting signs** - Projecting signs not exceeding 2.5sf in size and weighing 15 pounds or less. Projecting signs shall maintain minimum 80" headroom clearance from floor surface.

Q/A 3. Window Replacement:

A building permit is not required for window replacement work in single-family dwellings that meet **all** of the following conditions:

1. Work is limited to the removal and replacement of exiting window sash, glass or operable parts of the window.
2. The new window can be inserted and tightly fitted into the exiting window opening without disturbing existing window flashing.
3. The existing required Emergency Escape and rescue opening (egress window) for basements or sleeping rooms, needs to remain in compliance with the current Code. The existing non-conforming egress window shall **not** be made any worse than the original opening. This would include replacing the original window in kind as to style and opening size that is equivalent to the original or closer to meet the 2007 CBC Section 1026.

2007 CBC Section 1026 Emergency Escape and Rescue Opening Requirements

1. *Minimum net clear opening 5.7 sq. ft. (5.0 sq. ft for grade-floor).*
2. *Minimum net clear height 24" and width 20".*
3. *Maximum bottom of the clear opening height from floor: 44".*
4. *No special knowledge or effort shall be required for normal operation of the opening. See CBC Section 1026 for the restrictions of installing bars, grilles, or grates for the opening.*

Q/A 4. Kitchen Remodel:

A building permit is not required for remodel of the previously permitted kitchen in single-family dwellings when the work is limited to the maintenance or repair of existing fixtures or equipment, such as:

1. Resurfacing existing cabinets,
2. Replacing existing cabinets or countertops in the same locations without opening of existing walls or rearranging existing electrical outlets, light fixtures, or appliances,
3. Re-installing or repair existing appliances in the same locations,
4. Replace or repair of existing electrical outlets or light fixtures in kind in the same locations,
5. Finish work such as painting, replacing existing vinyl tile flooring, or other decorating features.

Q/A 5. Sidings – Building Permit Exemption

1. New Sidings over existing siding provided that existing siding is structurally sound.

<i>New Material</i>	<i>Over Existing</i>
Stucco/Color Coat	Stucco
Wood siding	Wood Siding
Hardy Siding	Wood Siding

2. Minor Siding Repair Work: Aggregated repair area less than 20 square feet is exempt from permits.

Q/A 6. Roof Repair:

A building permit is not required for repairing of less than 200 sq. ft. aggregate roof area of the previously permitted roof.

Q/A 7. In-Ground Pool Removal or Backfill

PUBINF-001-08

A Building Permit is **required** for the removal or backfill of an existing in-ground swimming pool. The following information shall be required:

1. To obtain the permit, a plot plan, drawn to scale, shows the boundaries of the property, the size and location of all existing buildings and structures, and the size and location of the pool to be removed or backfilled.
2. Upon receiving the permit, one final inspection shall be required to verify the pool is properly removed or backfilled. At final inspection, a signed letter, from the owner or pool contractor shall be available to the building inspector, stating that at least **50%** of the bottom of the pool has been removed or broken to allow proper drainage.



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FREQUENTLY ASKED QUESTIONS WORK EXEMPT FROM PERMIT (2007 CBC)

**IN UNINCORPORATED
ALAMEDA COUNTY**

IMPORTANT: Exemptions from 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 code or any other laws or ordinances of the County. *Exemptions below must comply with AC Chapter 15.40 of this title for properties located within the area of applicability (flood area).*

Approval from other County Agencies, such as Planning Department, Road Encroachment, and Fire Department, may be required even if the work is exempt for building permit.

Updated: 3/5/2008