

	<p>CITY OF DANA POINT COMMUNITY DEVELOPMENT, BUILDING AND SAFETY 33282 Golden Lantern, Suite 209 Dana Point, CA 92629 949 248-3594 www.danapoint.org</p> 	B107 – EXEMPT
		2025 CALIFORNIA CODES <small>CODE CYCLE</small>
		01/01/2026 <small>EFFECTIVE DATE</small>
EXEMPT FROM BUILDING PERMITS		

Per Section of 104.2 of the California Building Code and the Dana Point Municipal Code 8.02.010 the following permits are exempt:

1. One-story detached accessory buildings used as tool and storage sheds, playhouses and similar uses and structures such as portable shade cloth structures, provided the floor area does not exceed 120 square feet (11 m²). Such structures must comply with the setback and height requirements of the City Zoning Ordinance and the Fire Code.
2. Masonry or concrete fences not over 36 inches (914 mm) in height above lowest adjacent grade, and all other fences not over six (6) feet (1,829 mm) in height above lowest adjacent grade.
Exception: Walls and fences less than six (6) feet (1,829 mm) in height which are required as a condition of project approval, guard system or pool barrier system are required to have permits.
3. Oil derricks.
4. Retaining walls that are not over three (3) feet (914 mm) in height measured from the bottom of footing to the top of wall unless supporting a surcharge or impounding Class I, II or IIIA liquids.
5. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2:1.
6. Decks, platforms or similar structures, walkways, sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route.
7. Painting, papering, tiling, carpeting and similar finish work that does not involve electrical, mechanical or plumbing work and providing this work is not part of a Code Enforcement case or action.
8. Temporary motion picture, television and theater stage sets and scenery.
9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 18 inches (457 mm) deep, do not exceed 5,000 gallons and are installed entirely above ground.
10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
11. Swings and other playground equipment accessory to detached one and two family dwellings.
12. Window awnings supported by an exterior wall that do not project more than 54 inches (1,372 mm) from the exterior wall and do not require additional support of Group R-3 and U occupancies.
13. Non-fixed and movable fixtures, cases, racks, counters and partitions not over five (5) feet nine (9) inches (1,753 mm) in height.
14. Radio and television antenna, and flagpoles not over twelve (12) feet (3,658 mm) in height measured from grade.

Unless otherwise exempted, separate plumbing, electrical and mechanical permits will be required for the above-exempted items.

Any of the above items that are located on a Coastal Bluff, Flood Plain Overlay District, Environmentally Sensitive Area or subject to a discretionary Planning Division approval or as otherwise required by the Planning Division or any other authority/agency is not exempt from permits.

2025 California Electrical Code- Consistent with the requirements of Section 17960 of the Health and Safety Code, the local enforcing agency shall enforce the requirements of this code but shall exempt the following activities from the requirement for a permit or inspection.

1. Listed cord and plug connected temporary decorative lighting.
2. Reinstallation of attachment plug receptacles, but not the outlets therefore.
3. Repair or replacement of branch circuit overcurrent devices of the required capacity in the same location.
4. Installation or maintenance of communications wiring, devices, appliances, apparatus or equipment.

2025 California Mechanical Code-104.2 Exempt Work. A permit shall not be required for the following:

1. A portable heating appliance, portable ventilating equipment, a portable cooling unit, or a portable evaporative cooler.
2. A closed system, hot or chilled water piping within heating or cooling equipment regulated by this code.
3. Replacement component part that does not alter its original approval and is in accordance with other applicable requirements of this code.
4. Refrigerating equipment that is part of the equipment for which a permit has been issued pursuant to the requirements of this code.
5. A unit refrigerating system.

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

2025 California Plumbing Code-104.2 Exempt Work. A permit shall not be required for the following:

1. The stopping of leaks in drains, soil, waste, or vent pipe, provided, however, that a trap, drain pipe, soil, waste, or vent pipe become defective and it becomes necessary to remove and replace the same with new material, the same shall be considered as new work and a permit shall be procured and inspection made as provided in this code.
2. The clearing of stoppages, including the removal and reinstallation of water closets, or the repairing of leaks in pipes, valves, or fixtures, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes, or fixtures

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