



CONSTRUCTION WORK NOT REQUIRING A BUILDING PERMIT

These requirements apply to one and two-family dwelling and townhouse building permits submitted on or after January 1, 2017.

Per Contra Costa County Ordinance 72-6.202:

No person, firm, or corporation shall erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish any building or structure regulated by this title, or cause the same to be done, or install or connect any equipment regulated by this title, or perform any work regulated by this title, without first obtaining the necessary permits from the county building official.

According to the 2016 California Residential Code (CRC), permits shall not be required for the following:

Building:

1. One-story detached accessory structures, provided the floor area does not exceed 120 square feet.
NOTE: A. Approval from the Planning Division, Sanitary District, or Contra Costa County Environmental Health may be required depending on the location of the accessory structure.
B. Electrical, plumbing, and mechanical work requires a permit.
2. Fences not over 7 feet high. However, planning approval is required for heights over 7 feet.
NOTE: Planning approval is required for fences over seven feet in height.
3. Oil derricks.
4. Retaining walls that are not more than three feet in height, measured from the top of the footing to the top of the wall, and that have a downward slope at the bottom of the retaining wall not exceeding 1(vertical): 10(horizontal), unless supporting a surcharge or ground slope exceeding 1 (vertical): 2 (horizontal) or impounding class I, II, or III-a liquids. See [retaining walls example](#).
5. Water tanks supported directly on grade if the capacity is not greater than 5,000 gallons and the ratio of height to diameter or width does not exceed 2:1.
6. Sidewalks and driveways not more than 30 inches above adjacent grade, and not over any basement or story below and are not part of an accessible route.
NOTE: Repair or replacement of public sidewalks or driveway curb cuts require review and approval by the Public Works Department (925-313-2000) or at <http://www.co.contra-costa.ca.us/447/permits>.
7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
NOTE: A. Planning approval may be required prior to issuance of a building permit. Contact a planner at the Application and Permit Center (925-674-7200).
B. Contact the Building Inspection Division at (925-674-7200) for clarification of cabinets or remodels and additions.
C. 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 24 inches deep, are not greater than 5,000 gallons and are installed entirely above ground.
NOTE: If the water level is over 18 inches in depth, a protective barrier is required. Please refer to the Swimming Pool and Spa Installation handout or contact the Building Inspection Division at the Application and Permit Center (925-674-7200).
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 in Group R-3 and U occupancies, supported by an exterior wall that do not project more than 54 inches from the exterior wall and do not require additional support.
13. Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches in height.
14. Decks pertinent to R3 and U occupancies not exceeding 200 square feet in area, that are not more than 30" above grade at any point, are not attached to a dwelling, and do not serve the exit door required by code.

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