WORK NOT REQUIRING A BUILDING PERMIT

BUILDING DIVISION REQUIREMENTS

Building permits shall be obtained from the City Building Safety Division prior to erection, construction, reconstruction, installation, moving or alteration of any building or structure. However, the following projects do not require building permits. Exception from requiring a permit does not grant authorization for any work to be done in violation of the provisions of the building codes or other laws and ordinances. (2010 California Building Code section 105.2, 2010 California Residential Code section R105.2, and the Sunnyvale Municipal Code)

1. Cosmetic work such as painting, papering, replacing floor coverings, trim work, etc.

2. One-story detached accessory structures (e.g. tool and storage sheds) less than 120 square feet of floor area.

   Note: Approval from the Planning Division may be required depending on the location of the accessory structure. See the Residential Information page of the Planning Division web site (www.SunnyvalePlanning.com) for more information.

3. Swings and other playground equipment accessory to a detached one- or two-family dwelling.

4. Window replacements where the new window is the same configuration as the previous window and the existing manufactured window frame remains unchanged. This is commonly referred to as retrofit window replacement.

5. Replacement or repair of 100 square feet or less of an existing roof within any 12-month period.

6. Fences not over 6 feet high.

   Note: Approval from the Planning Division may be required depending on the location of the fence. See the Residential Information page of the Planning Division web site (www.SunnyvalePlanning.com) for more information.

7. Retaining walls not over four feet high when no other structure is attached to the retaining wall (height is measured from the bottom of the footing to the top of the wall).

8. Window awnings attached to single-family homes and duplexes that are supported by an exterior wall, do not project more than 54 inches from the exterior wall, and do not require additional support.

9. Walks and driveways not over a basement or story below and not part of a disabled accessible route.

   Note: Repair or replacement of public sidewalks or driveway curb cuts requires review and approval by the Public Works Department. They can be contacted at (408) 730-7415 for more information.

   Note: Review and approval by the Planning Division may be required prior to issuance of a building permit. Contact a planner at the One-Stop Permit Center or (408) 730-7444 for more information.

10. Decks not exceeding 200 square feet in area, not more than 30 inches above grade, are not attached to a building, and do not serve a required exit door.

    Note: Review and approval by the Planning Division may be required prior to issuance of a building permit. Contact a planner at the One-Stop Permit Center or (408) 730-7444 for more information.

11. Non-fixed and movable fixtures, cases, racks, counters, and partitions not over 5 feet 9 inches high.

12. Prefabricated swimming pools meeting all of the following criteria:
    - Installed on a single family or duplex property,
    - Is less than 24 inches deep,
    - Is entirely above ground, and
    - Does not exceed 5,000 gallons.
    - A fence is required to completely surround the pool or spa not less than 5 feet in height with all gates having a self-closing and self-latching device, with no openings in their horizontal dimension greater than 4 inches. (Sunnyvale Municipal Code Section 16.44.030.)

    Note: Electrical, mechanical, and plumbing permits may be required for any pool equipment.

    Depending on the type of pool or spa being installed, review and approval by the Planning Division may be required. Contact a planner at the One-Stop Permit Center or (408) 730-7444 for more information.

13. Repair or replacement of existing toilets, faucets, sinks in the same location.

14. Replacement of existing electrical receptacles, switches, and lights (in existing boxes) in the same location and where no change to the outlet or switch type is made.

15. Replacement of overcurrent devices such as circuit breakers and fuses.

    Exception: Replacement of a main disconnect does require a permit.

16. Temporary decorative lighting for a dwelling installed for not more than 90 days (such as seasonal Christmas lights).

17. Portable appliances such as heating appliances, ventilating equipment, cooking equipment, cooling units, and evaporator coolers where no changes to the existing electrical (receptacles, switches, etc.) or plumbing (gas line, water line, etc.) systems are made.

18. Portable equipment and appliances with listed cord and plug connections.