



## Emergency Repairs

### Community Development

#### Building and Safety Division

919 Palm Street, San Luis Obispo, CA 93401-3218

T 805.781.7180

F 805.781.7173

[www.slocity.org](http://www.slocity.org)

**Construction projects to repair damages caused by accidents and natural disasters require building permits and inspections. In general, permit applications must be submitted and reviewed prior to any work commencing. The California Building Code permits repairs to begin immediately in emergency circumstances; however, an application for a permit must be submitted to the Building Official within one business day of the work beginning. It is recommended that contractors or property owners take pictures before and during emergency work.**

The following types of projects do not normally require a building permit from the City of San Luis Obispo Building & Safety Division. However, many of the items listed below are regulated to some extent by the Planning & Engineering Divisions. Please contact each of them so that they may review the scope of work and determine if there are any special requirements specific to your project. **Note: Work that is exempt from a building permit is still required to comply with the minimum standards of the building code.**

#### **Building:**

1. One-story detached accessory structures associated with an R-3 occupancy building used as tool and storage sheds, playhouses, and similar uses, provided the floor area is not greater than 120 square feet (11 m<sup>2</sup>). Maximum building height shall be 12 feet above grade to highest point of structure. Such structure must comply with all provision of Title 17 of the Municipal Code.
2. Fences not over 6 feet high constructed of conventional lightweight materials including wood, vinyl, and wrought iron.
3. Oil derricks.
4. Retaining walls that are not over 4 feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.
5. A water tank or group of water tanks intended for storage of irrigation water only supported directly on grade if the capacity does not exceed 600 gallons in total on a parcel, the height does not exceed seven feet, and the ratio of height to width does not exceed 2:1 (provided that water tanks with minor ratio deviances may be allowed under this section in the discretion of the Chief Building Official, and verification that such minor deviations do not adversely impact structural stability), and it is not visible from the public right-of-way that abuts the front yard.
6. 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, cabinets, counter tops and similar finish work.
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 24 inches (610 mm) deep, are not greater than 5,000 gallons (18 925 L) and are installed entirely above ground. See policy for Barriers and Enclosures that may apply to your project.

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 (1372 mm) from the exterior wall and do not require additional support.
13. Decks not exceeding 200 square feet (18.58m<sup>2</sup>) in area, that are not more than 30 inches (762 mm) above grade at any point, are not attached to a dwelling and do not serve the exit door required by Section R311.4.
14. Nonfixed and movable fixtures, cases, racks, counters, and partitions not over 5 feet 9 inches (1753 mm) in height.

#### **Electrical:**

1. **Repairs and maintenance:** Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.
2. **Radio and television transmitting stations:** The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.
3. **Temporary testing systems:** A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

#### **Gas:**

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or makes such equipment unsafe.

#### **Mechanical**

1. Portable heating appliance.
2. Portable ventilation equipment.
3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any part that does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (0.75kW) or less.

#### **Plumbing**

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