



CITY OF BIG BEAR LAKE WORK EXEMPT FROM PERMIT

105.2 Work exempt from permit. Permits shall not be required for the following. Exemption 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 including but not limited to the City of Big Bear Lake Development Code.

A Building Permit is not required for the following:

1. One story detached accessory structures to a Group R-3 occupancy used as tool and storage sheds, playhouses, gazebos and other similar non-habitable structures, provided the floor area does not exceed 120 square feet (18.58 m²).
2. Non-masonry fences not over 6 feet (1829 mm) high.
3. Oil derricks.
4. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge, impounding Class I, II or IIIA liquids or retaining soils greater than 18 inches (457 mm) in depth at greater than a 1 in 2 slope.
5. Water tanks supported directly on level compacted grade if the capacity does not exceed 5,000 gallons (18 927 L) and the ratio of height to diameter or width does not exceed 2 to 1.
6. Sidewalks and driveways, not more than 30 inches (762 mm) above adjacent grade not exceeding a 1 in 8 slope (12.5 percent grade), not adjacent to a slope greater than 1 in 2, not located over any basement or story below and not part of an accessible means of egress or an accessible route as defined by Chapter 11A and 11B of California Building Code.
7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work that does not alter an accessible means of egress or an accessible route as defined by Chapter 11A and 11B of California Building Code.
8. Temporary motion picture, television, and theater stage sets and scenery.
9. Shad cloth structures constructed for agricultural purposes, not including service systems.
10. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, do not exceed 5,000 gallons (18,925 L) and are installed entirely above ground.
11. Swings and other playground equipment accessory to a Group R-3 occupancy.



12. Window awnings supported by an exterior wall which do not project more than 24 inches (609.6 mm) from the exterior wall and do not require additional support of Group R-3 and U occupancies.

13. Decks to a Group R-3 Occupancy that are not more than 30 inches (762 mm) above natural grade at any point. ***Check with Planning Department to ensure deck is within property setbacks.**

14. Non-fixed and movable fixtures, cases, racks, counters and partitions, not over five feet nine inches (1753 mm) in height and not placed in the accessible means of egress or an accessible route as defined by Chapter 11A and 11B of California Building Code.

15. The replacement of forced air units, water heaters and windows in R-3 and U occupancies that meet the requirements of the current adopted California Energy Code and that do not structurally or physically alter the existing structure. This exemption does not relieve the property owner or his or her agent from filing the required compliance documentation with the California Energy Commission; or, allow for the performance of any work done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction including but not limited to the City of Big Bear Lake Development Code.

An Electrical Permit is not required for the following:

1. Listed cord-and-plug connected temporary decorative lighting installed for a period of less than 90 consecutive days or as approved by the Building Official.

2. Reinstallation of attachment plug receptacles and lighting devices but not the outlets therefore.

3. Replacement of branch circuit overcurrent devices of the required capacity in the same location.

4. Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.

5. 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.

6. Temporary installations of systems required for testing or servicing of electrical equipment or apparatus.

7. Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

8. The provisions of this code shall not apply to electrical equipment used for radio and television transmission, but do apply to equipment and wiring a power supply and the installation of towers.



9. The installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

A Mechanical Permit is not required for the following:

1. Portable heating and cooking or clothes drying appliances.
2. Portable ventilation appliances.
3. Portable cooling units.
4. Steam, hot- or chilled-water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
6. Portable evaporative coolers.
7. Self-contained refrigeration systems containing 10 pounds (4.54 kg) or less of refrigerant or that are actuated by motors of 1 horsepower (746 W) or less.
8. Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

A Plumbing Permit is not required for the following:

1. The stopping of leaks in drains, water, soil, waste or vent pipe; provided, however, that if any concealed trap, drainpipe, 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 such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.