

SAN ANSELMO BUILDING DEPARTMENT

WHEN A PERMIT IS REQUIRED

According to California construction codes, a permit is required for all construction and demolition that is not listed in the following section.

WHEN A PERMIT IS NOT REQUIRED (CBC Appendix Chapter 1, Section 105.2)

Though all the work must comply with the requirements in the California construction codes, it is not necessary to obtain a building permit for construction, either new or replacement, of the following:

- One-story detached accessory buildings used as tool and storage sheds, playhouses, and similar uses, provided the floor area does not exceed 120 sq. ft. In addition to requiring a building permit, San Anselmo Planning Department review is required if the structure exceeds 120 sq. ft. and/or 8' in height (to top of roof) and/or if the lot coverage exceeds 35%.
- A fence 6' or less in height that is on the side or rear yard of a house. Fences or structures that exceed 3' in height and are within 20' of the front property line require a fence permit from the Public Works Department.
- Retaining walls supporting only level dirt and not over 4 feet in height measured from the bottom of the footing to the top of the wall. The dirt should be level for a distance of approximately 8' in front of and behind the wall.
- Walkways or driveways not more than 30 inches above grade at any portion and not over any basement, room, or storage area.
- Decks supported directly on grade. (not elevated)
- Painting, papering and similar finish work unless it is part of a project that requires a permit.
- A window awning supported by an exterior wall of a single-family residence or garage and it does not project more than 54 inches.
- Stopping of leaks or clearing of stoppages in plumbing drain pipes, water pipes, or fixtures as long as valves, pipes, or fixtures are not replaced. Valves, pipes, and/or fixtures may be removed and reinstalled but not replaced without a permit.
- Replacement of electrical receptacles, switches, circuit breakers, or fixtures as long as no wiring is changed or moved.
- Non-fixed & movable cases, racks, counters, and partitions not over 5 feet 9 inches high.