



Permit Exemptions

CITY OF HEMET BUILDING DIVISION
445 E FLORIDA AVENUE, HEMET, CA 92543
(951) 765-2475

This Information Bulletin describes the regulations covering construction work that is exempt from building, electrical, plumbing, mechanical or combination permits in the City of Hemet.

I. WHEN IS A PERMIT REQUIRED?

In the City of Hemet, if proposed construction is not listed as exempt in the 2007 California Building Code, 2007 California Electrical Code, 2007 California Mechanical Code and 2007 Plumbing Code, it does require a permit. For clarification or additional information refer to Appendix Chapter 1, Section 105.2 or visit the Building Division at 445 E. Florida Avenue, or call (951) 765-2475.

II. BUILDING PERMIT EXEMPTIONS

This section also applies to combination permits (combination building, electrical, plumbing and mechanical permits issued for single family residences and duplexes).

Note 1: Even though construction work may not require a building permit, an electrical, plumbing or mechanical permit may be required. Consult Sections III, IV or V to determine exemptions for these permits.

Note 2: Even though construction work may not require a building permit, it is not exempt from Municipal Code or other public agency requirements, such as zoning regulations. Visit the Planning Division, 445 E. Florida Avenue, for zoning information at a specific site, or call (951) 765-2375.

A City of Hemet building permit will not be required for the following:

A. Small Accessory Buildings

One story detached accessory buildings used as tool and storage sheds, playhouses and similar uses are exempt, provided the roof area does not exceed 120 square feet.

B. Walls and Fences

Wood, chain link or vinyl fences not over six feet high from grade on either side of the fence are exempt. Height requirements may exist for your property. Contact the Planning Department for height restrictions.

Retaining or block walls *less than* 3 feet in height measured from the top of the footing to the top of the wall may be exempt. *Wall supporting a surcharge are not exempt.*

C. Pools, Spas and Water Tanks

Water tanks are exempt when not exceeding 5000 gallons in capacity, supported directly upon grade, and height to diameter ratio is less than or equal to two to one.

Prefabricated swimming pools and spas accessory to single family residences, duplexes or lodging houses are exempt when entirely above grade and not exceeding 5000 gallons capacity. However, a fence and gate permit/inspection must be obtained. Plumbing and electrical permits may be required.

D. Paving, Decks and Platforms

Platforms, walks and driveways not more than 30 inches above grade and not over any basement or story below are exempt. Outside paving is exempt. Note: Any work in the public right-of-way may require an encroachment permit or public improvement permit. To determine where the public right-of-way ends and private property begins along a street or alley, visit the Engineering Division at 445 E. Florida Avenue, or call (951) 765-2360. Driveway curb cuts always require a permit. For information on obtaining permits, contact the Engineering Division.

E. Temporary Structures

Temporary motion picture, television and theater stage sets and scenery are exempt. Note: All other "temporary" structures require building permits regardless of the planned length of use.

F. Miscellaneous

Oil Derricks;

Window awnings supported by an exterior wall of Group R, Division 3, and Group U Occupancies when projecting not more than 54 inches. Note: Approval from the Planning Division is required.

G. Interior Remodeling

The following types of interior work are exempt from a building permit. If the work is being done in a commercial building and a change of use (per Uniform Building Code definition) is planned, a building permit may still be necessary. If in doubt, call (951) 765-2475 for information.

1. Non-fixed and movable cases, counters and partitions not over 69 inches in height.
2. Painting, papering and similar finish or decorative work.
3. Installation of floor coverings.
4. Cabinet work.

H. Hospital and School Buildings

Hospital and public school buildings under the jurisdiction of the State of California are exempt from City of Hemet building permits. However, permits may be required from other Departments.

III. ELECTRICAL PERMIT EXEMPTIONS

Unless specifically listed in these exemptions, all electrical work in the City of Hemet requires a permit.

No permit will be required for minor work such as replacing fuses, replacing or repairing switches, circuit breakers, lamp holders, ballasts or receptacles. Note: The replacement must be the same size and general type as the original equipment and the work must be done in accordance with the National Electrical Code.

No permit will be required for the replacement of lamps or the connection of portable appliances to suitable receptacles previously permanently installed.

IV. PLUMBING PERMIT EXEMPTIONS

Unless specifically listed in these exemptions, all plumbing work in the City of Hemet requires a permit.

No permit will be required for the stopping of leaks in drains, soil, waste, or vent pipe. Note: If it is necessary to replace any part of the pipe with new material a permit will be required.

No permit will be required for clearing stoppages, or the repair of leaks in soil, waste, or vent pipes, valves, fixtures, or replacement of exposed traps in existing plumbing systems serving lavatories, sinks, laundry trays, and/or similar fixtures.

No permit will be required for the replacement of existing residential plumbing fixtures where no change in the plumbing configuration is required. Water heater replacement always requires a plumbing permit.

V. HEATING, VENTILATION, AIR CONDITIONING, AND REFRIGERATION PERMIT EXEMPTIONS

Unless specifically listed in these exemptions, all heating, ventilation, air conditioning and refrigeration work in the City of Hemet requires a permit.

No permit will be required for the repair of heating ventilation, air conditioning, or refrigeration equipment. Note: If the repair requires removal of equipment from its installed position, or the replacement of faulty controls, valves, driers, or filters, a permit is required. Also, you should contact the California Energy Commission for their requirements.