



**CITY OF CORONADO**  
**COMMUNITY DEVELOPMENT**

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## **Permits Required and Exempted Work**

**Authority: City of Coronado Ordinance No. 2029 adopting the 1997 Uniform Administrative Code**

### **Section 301 - Permits**

**301.1 Permits Required.** Except as specified in Section 301.2, no building, structure or building service equipment regulated by this code and the technical codes shall be erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted or demolished unless a separate, appropriate permit for each building, structure or building service equipment has first been obtained from the building official.

**301.2 Exempted Work.** A permit shall not be required for the types of work in each of the separate classes of permit as listed below. Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in violation of the provisions of the technical codes or any other laws or ordinances of this jurisdiction.

**301.2.1. Building Permits.** A building permit **shall not** be required for the following:

1. One-story detached accessory buildings used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet. *Note: Required setbacks shall be maintained in accordance with the City's Zoning Ordinance.*
2. Fences not over 24" high.
3. Movable cases, counters and partitions not over 5 feet 9 inches high.
4. Retaining walls which are not over 24" in height measured from bottom of the footing to the top of the wall, unless supporting a surcharge.
5. Platforms, walks and driveways not more than 30 inches above grade and not over any basement or story below.
6. Re-color coating of existing stucco finish, painting, papering and similar finish work. *Note: This includes the installation and replacement of cabinets, flooring, doors and millwork. (Cabinets in new locations in existing buildings may trigger the need for additional receptacle outlets and/or switches which requires an electrical permit). Painting of multi-family and commercial buildings requires Design Review Commission approval.*
7. Window replacements provided the existing window frames and weatherproofing remain in place and no increase or decrease in window area occurs. *Window replacements on historically designated resources require Historic Resource Commission approval.*
8. Window awnings supported by an exterior wall of Group R, Division 3, and Group M Occupancies when projecting not more than 54 inches. *Note: all commercial and multi-family dwelling awnings require a permit as well as Design Review Commission approval. In addition, awnings installed on designated historic resources require Historic Resource Commission approval.*
9. Prefabricated swimming pools accessory to a Group R, Division 3 Occupancy in which the pool walls are entirely above the adjacent grade and if the capacity does not exceed 5000 gallons.
10. Minor roof leak repairs.

Unless otherwise exempted by this code, separate plumbing, electrical and mechanical permits will be required for the above exempted items except as exempted below.

**301.2.2 Plumbing permits.** A plumbing permit **shall not** be required for the following:

1. The stopping of leaks in drains, soil, waste or vent pipe, provided, however, that should any concealed trap, drainpipe, soil, waste or vent pipe become defective and it becomes necessary to remove and replace the same with new material, the same shall be considered as new work and a permit shall be procured and inspection made as provided in this code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, nor for the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures. *Note: this section has been interpreted by the Building Official to allow the replacement of plumbing fixtures in kind provided that only exposed tail pieces, traps, and trap arms and connectors are replaced, i.e., no plumbing work behind the face of the wall or below the floor is done. Replacement of piping behind the face of the wall or below the floor requires a permit.*

**301.2.3 Electrical permits.** An electrical permit **shall not** be required for the following:

1. Portable motors or other portable appliances energized by means of a cord or cable having an attachment plug end to be connected to an approved receptacle when that cord or cable is permitted by the Electrical Code.
2. Repair or replacement of fixed motors, transformers or fixed approved appliances of the same type and rating in the same location.
3. Temporary decorative lighting.
4. Repair or replacement of current-carrying parts of any switch, contactor or control device.
5. Reinstallation of attachment plug receptacles, but not the outlets therefor.
6. Repair or replacement of any overcurrent device of the required capacity in the same location.
7. Repair or replacement of electrodes or transformers of the same size and capacity for signs or gas tube systems.
8. Taping joints.
9. Removal of electrical wiring.
10. Temporary wiring for experimental purposes in suitable experimental laboratories.
11. The wiring for temporary theater, motion picture or television stage sets.
12. Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.
13. Low-energy power, control and signal circuits of Classes II and III as defined in the Electrical Code.
14. A permit shall not be required for the installation, alteration or repair of electrical wiring, apparatus or equipment or the generation, transmission, distribution or metering of electrical energy or in the operation of signals or the transmission of intelligence by a public or private utility in the exercise of its function as a serving utility.

**301.2.4 Mechanical permits.** A mechanical permit **shall not** be required for the following:

1. Any portable heating, cooling, or ventilating plug-in appliance.
2. Any closed system of steam, hot or chilled water piping within any heating or cooling equipment regulated by the Mechanical Code.
3. Replacement of any component part of assembly of an appliance which does not alter its original approval and complies with other applicable requirements of the technical codes.
4. Any refrigerating equipment which is part of the equipment for which a permit has been issued pursuant to the requirements of the technical codes.
5. Any unit refrigerating system as defined in the Mechanical Code.
6. *Note: The installation of water heaters, including tank-less type water heaters require a permit. In some cases, existing gas lines may not be of sufficient capacity, and may require alteration, which requires gas line sizing calculations by a licensed plumber.*