

Miscellaneous/General Trade Permits

Exemptions from a Permit

Most installation, repairs, alterations, or modification of equipment will require a permit.

Exemption from the permit requirement of the codes does not grant

authorization for any work to be done in any manner in violation of the

provisions of the code or county ordinances.

We have listed some of the exemptions from the codes, but if you are in doubt please contact [Building Services](#) with your question anytime.

Plumbing exemptions

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.

Electrical exemptions

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 transmission but do apply to equipment and wiring for a power supply and the installations of towers and antennas. 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.

Mechanical exemptions

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 (.75 kW) or less.

Other Exemptions

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11.15 m²). It is permissible that these structures still be regulated by Section 710A, despite exemption from permit.
2. Fences not over 7 feet (2134 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 or impounding Class I, II or IIIA liquids. (Also refer to the El Dorado County Grading Design Manual for retaining wall requirements)

5. Water tanks supported directly on grade if the capacity is not greater than 5,000 gallons (18 925 L) and the ratio of height to diameter or width is not greater than 2:1.
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.
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. Non-fixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height

Obtaining an Electrical, Mechanical, or Plumbing Permit

Electrical, Mechanical, Plumbing, LP Tanks, Solar Panels and Re-roof

1. Building Services permit application:
 - Complete the [application under forms tab](#) and sign where applicable (signature must be verified by office personnel). If you are applying as owner-builder, you must be the owner of record and complete part four application.
 - When other than the owner or licensed contractor is applying for the permit, the second half of part four of the form must be completed, giving authority to sign as the owner's agent.

- If the property is within the architecturally-controlled area of the [El Dorado Hills Community Services District](#) or [Cameron Park Community Services Districts](#), architectural approval of exterior changes or mechanical units prior to permit issuance may be required. Failure to obtain approval may delay issuance of your permit.
 - Check with your local association for any restrictions that may affect installation of mechanical units outside or on the roof.
 - Contractors acting as agent for the owner must have a currently active California state contractor's license, worker's compensation coverage unless exempted, and a current El Dorado County business license.
2. Submit plans as outlined in General Trades Plan Requirements and Guidelines.
 3. When the property is not served by public water/sewer, the [Environmental Management Department](#) will review the site plan for distance or impact to any septic tank or leach field.

General Trades Plan Requirements and Guidelines

Building services cannot accept an application for a permit unless the

minimum criteria listed below are met.

Submit **two complete sets of plans** that include the following:

All submittals include:

- **Plot plan:** minimum scale 1" = 20'. This plan must show the entire parcel and indicate and identify actual distances from all property lines and/or easements to structures and proposed exterior equipment. A plot plan is not necessary if the work is to be completed within the only existing permitted structure on the property.

- **Title block:** giving owner's name and mailing address, job site address, and assessor's parcel number.
- **Floor plan(s)** Show location or area of proposed mechanical, electrical or plumbing work. Label all rooms. Use a scale of ¼" = 1'0". Partial floor plans are ok.
- **Foundation plan** with details, indicate all hold-down devices and locations (**Only applicable for large mechanical equipment requiring a foundation or support pad or a restraint for equipment located in a flood zone**).
- **Name and wet-signature** (original) of the person responsible for preparing plans on the title page of the plan set. (Plans requiring design by a California-Registered Architect or Electrical or Mechanical Engineer must bear stamp and license number.) Expiration date must not predate the application date.
- **Penetrations details** Other than a single family dwelling, indicate how required structural and fire-resistive integrity will be maintained where penetrations may occur in a fire assembly.

New Roof Frame or Re-roof project:

- **Roof framing plan or description for re-roof.** If re-roofing, include a plan or description of the existing roof structure and the type and weight of the proposed new roof material. (Only needed when changing to a heavier roof material such as concrete tile.)

New Electrical project:

- **Electrical plan** identifying all existing and new outlets, switches, lights, smoke detectors, electrical to mechanical equipment and the main panel ampacity and location. (Main and associated branch circuit only needed for mechanical equipment installation) Electrical may be illustrated on the Floor Plan.

New Mechanical project:

- **Mechanical plan** identifying all existing and new mechanical equipment being installed, include new branch electrical circuit on plan.
 - [California Energy Commission CF-1R Residential short form](#)
 - [California Energy Commission Non-Residential Forms](#)

New Plumbing project:

- **Gas schematic plan** is required for the installation or modification of any gas system. Properly sized for LP or natural gas.

New Plumbing project:

- **Design details** for both water and electrical photovoltaic solar panels.
 - Include electrical load and equipment used for photovoltaic generation.
 - Engineer review of panel (both water and photovoltaic) point loads where ground snow loads exceed 50#'s per foot.

Plans may be simple in nature but should clearly describe the full scope of proposed work.

Check our [plan review guidelines](#) (PDF, 43KB) for more details on the plan check process. The guideline, while not all-inclusive, is intended to help you prepare residential plans that are essentially "complete".