



Carson City Building Division

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WORK EXEMPT FROM PERMIT

Building

- ❖ One-story detached accessory structures used as tool and storage sheds, playhouses, and similar uses, **provided the floor area does not exceed 200 square feet**- **PERMIT IS REQUIRED IF ADDING ELECTRICAL OR PLUMBING- accessory structures only; this does not include carports/patio covers**
- ❖ Fences not over six (6) feet high- **OVER 6 FOOT REQUIRES ENGINEERING**
- ❖ Oil Derricks
- ❖ Retaining walls that are **not over four (4) feet 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 III-A liquids
- ❖ Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2:1
- ❖ **Patios, Decks, Sidewalks and Driveways not more than 30 inches above adjacent grade** and not over any basement or story below and are not part of an accessible route.
- ❖ Painting, papering, tiling, carpeting, cabinets, counter tops, and similar finish work- **RESIDENTIAL**
- ❖ **Remodels exceeding 160 sf of demo'd material, require materials to be tested and a permit. Kitchen and bathroom remodels require permitting to update trade work. CO2 monitors required.**
- ❖ Temporary motion picture, television, and theater stage sets and scenery
- ❖ Prefabricated swimming pools accessory to a Group R-3 occupancy that are **less than 24 inches deep, do not exceed 5,000 gallons**, and are installed entirely above ground
- ❖ Shade cloth structures constructed for nursery or agricultural purposes, not including service systems
- ❖ Swings and other playground equipment accessory to a detached one or two-family dwellings
- ❖ Window awnings supported by an exterior wall that do not project more than 54 inches from the exterior wall and do not require additional support of Group R-3 and U occupancies
- ❖ Nonfixed and movable fixtures, cases, racks, counters, and partitions not over 5 feet 9 inches in height
- ❖ **Roofing repair if the roof is less than 100 square feet**
- ❖ Door and window replacement when the opening size and location remain the same.
- ❖ For glass only replacements (commercial store fronts) in an existing sash and frame, when minor in scope and located in the same elevation.

Electrical

- ❖ Repairs and maintenance: Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.
- ❖ Radio and television transmitting stations: The provisions of this code shall not apply to 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.
- ❖ 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.

Gas

- ❖ Portable heating appliance.
- ❖ Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Mechanical

- ❖ Portable heating appliance.
- ❖ Portable ventilation equipment.
- ❖ Portable cooling unit.
- ❖ Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
- ❖ Replacement of any part that does not alter its approval or make it unsafe.
- ❖ Portable evaporative cooler.
- ❖ Self-contained refrigeration system containing 10 pounds (5 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.

Plumbing

- ❖ The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that if any concealed trap, drain pipe, 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.
- ❖ 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.

ACCESSORY STRUCTURES – PLANNING DEPARTMENT REQUIREMENTS

- ❖ All accessory structures must meet the setback requirements of the CCMC Chapter 18.05.055 even though a building permit may not be required
- ❖ A detached accessory structure not exceeding 200 square feet in size and not exceeding 15 feet in overall height may be built in all residential districts except SF5A, SF2A, SF1A, and MH1A within required side and rear yard setbacks provided such structure, eaves, and other projections are at least three feet from property line and the accessory structure is allowed in the zoning district where it is proposed.
- ❖ A detached accessory structure 200 square feet in area up to 400 square feet in area and not exceeding 15 feet in overall height may be built in all residential districts except SF5A, SF2A, SF1A, and MH1A within required side and rear yard setbacks, provided such structure, eaves, and other projections are at least five feet from property lines and the accessory structure is allowed in the zoning district where it is proposed. All accessory structures exceeding 400 square feet in area in all residential districts must meet standard zoning setback requirements.

STANDARD SETBACKS FOR SINGLE-FAMILY PARCELS – ALWAYS VERIFY BEFORE BUILDING

Zoning	Front Yard	Side Yard	Street Side	Rear Yard
SF 6000	20 Feet	5 Feet	10 Feet	10 Feet *
SF 12000	20 Feet	10 Feet	15 Feet	20 Feet
SF 21000	20 Feet	10 Feet	15 Feet	20 Feet
SF 1A	30 Feet	15 Feet	20 Feet	30 Feet
SF 2A	50 Feet	20 Feet	20 Feet	30 Feet
SF 5A	100 Feet	50 Feet	50 Feet	50 Feet

- ❖ 20 Feet if Building Height is 20 Feet or higher
- ❖ If project is located in the Historic District or the Wildland Urban Interface, restrictions apply. Verify before beginning any project if you are located in one of the areas.

❖ ALL COMMERCIAL PROJECTS REQUIRE A LICENSED CONTRACTOR

❖ A LICENSED HANDYMAN SERVICE MAY NOT DO ANY WORK THAT REQUIRES A PERMIT OR WITHIN ANY COMMERCIAL BUILDING.