Section 105.2 (A) “Building Permits” is added as follows:

105.2 (A) Building Permits. A building permit shall not be required for the following:

Item 1. One story detached residential accessory structures built entirely above grade and used as tool or storage sheds, playhouses, and similar uses provided the structure is not located in a maintenance easement, on a public utilities easement, or in front and side street setbacks as required by the Zoning Code of Sacramento County. The floor area shall not exceed 120 square feet (11 m²). Eave overhangs shall not extend more than 12 inches (305 mm) beyond the exterior wall of the structure.
PERMIT EXEMPT DETACHED STRUCTURES CON'T

Item 2. Fences not over 7 feet (1.83M) in height or any fence covered on improvement plans prescribed in Chapter 12.03 of the Sacramento County Code.

Item 3. Oil Derricks

Item 4. Retaining walls that:
A. are not over 4 feet in height measured from the bottom of the footing to the top of the wall.
B. are constructed of pre-cast block retaining wall systems installed as per the manufacturer’s installation instructions and do not retain more than 36 inches (914mm) of earth.
C. are covered on improvement plans prescribed in Chapter 12.03 of the Sacramento County Code.
D. do not impound Class I, II or III liquids.
E. do not support surcharge loads.

Item 5. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18,925 L) and the ratio of height to diameter or width does not exceed 2:1.

Item 6. Platforms, decks (not exceeding 200 F²), walks, and driveways not more than 30 inches (762mm) above grade and not over any basement or story below, accessory to a Group R, Division 3 occupancy and not required to be on an accessible path of travel.

Item 7. Painting, papering, tiling, carpeting, cabinets, countertops and similar finish work.

Item 8. Temporary motion picture, television, and theater stage sets and scenery.

Item 9. Prefabricated swimming pools accessory to a Group R, Division 3 Occupancy that are less than 24 inches deep, do not exceed 5000 gallons (18,925 L) and are installed entirely above ground.

Item 10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.

Item 11. Swings and other playground equipment not exceeding 12 feet (3.66M) in height from adjacent grade that are accessory to one and two-family dwellings.

Item 12. Window awnings supported by an exterior wall of Group R, Division 3, and Group U Occupancies when projecting not more than 54 inches (1.37M).

Item 13. Nonfixed and moveable:
A. Fixtures.
B. Cases.
C. Racks.
D. Counters.
E. Partitions.

where these items do not exceed 5'-9“ (1753 mm) in height.

Item 14. An agricultural building, as defined in Section 202 of the California Building Code, shall qualify for an “exempt building permit” if it is located on a parcel of land zoned AG-20 or a parcel of land consisting of twenty or more acres, being used primarily for agricultural uses (exception: smaller parcels created by a Lot Reduction permit that maintains the existing relationship with the larger parcel), provided that:

A. An exempt building permit is applied for by the property owner or authorized agent.
B. A plot plan is submitted indicating the proposed building and all existing buildings on the subject parcel and showing for each the size, use, and location on the property in relation to property lines and other buildings.
C. The Director of the Planning and Community Development Department determines that the use and location of the proposed building is permitted by the Zoning Code of Sacramento County.
D. The proposed building is not located on a portion of the parcel that requires a minimum floor elevation (not in flood plain).
E. A processing fee for the Agricultural Exempt Permit is paid by the applicant to cover the required application, the initial site check, the final project inspection (to verify location of project) and maintenance of related Building Inspection records. The fee basis is 4 hours of a Building Inspector-2’s time at the current billing rate.
F. Any Agricultural Exempt structure greater than 5,000 square feet will require a structural plan review and inspection. The processing fee for buildings 5,001 up to 10,000 square feet will be billed at 5.0 hours.
G. Unless otherwise exempted by this Code, separate plumbing, electrical, and mechanical permits will be required (if included with the project) for the above exempted items.