



WORK REQUIRING A PERMIT - RESIDENTIAL

Per 2022 California Residential Code (CRC) 105.1, a building permit is required when you construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system. Some typical work requiring a permit would be:

1. New building or structure
2. Addition to a house
3. Kitchen or bathroom remodels
4. New, relocated or replacement of lighting fixture(s)
5. New, relocated or replacement water heater, furnace, or air conditioner
6. New or relocated ceiling fan(s)
7. Photoelectric solar energy producing systems and components
8. New or relocated laundry facilities
9. New or relocated of hard-wired electrical appliances, such as stoves or ovens
10. New or relocated of any gas-fired appliance(s)
11. Re-roofing
12. Adding a skylight with associated framing
13. New, relocated or replacement of window(s)

WORK NOT REQUIRING A PERMIT

Per CRC 105.2, permits shall not be required for the following. However, exemption from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

Building:

1. One-story detached accessory structures with a floor area not greater than 120 square feet (ft²).
2. Fences not over 7 feet high (**FENCES OVER 6 FEET HIGH REQUIRE A PERMIT FROM THE PLANNING DIVISION AND FENCES ON A CORNER LOT REQUIRE A PERMIT FROM THE PUBLIC WORKS DEPARTMENT**).
3. Retaining walls that are not over 4 feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
4. Water tanks supported directly upon grade if the capacity is not greater than 5,000 gallons (18,927 liters) and the ratio of height to diameter or width does not exceed 2 to 1.
5. Sidewalks and driveways (**REQUIRES A PERMIT FROM THE PUBLIC WORKS DEPARTMENT**).
6. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work. (**EXTERIOR PAINTING/ SIGNS REQUIREMENT PLEASE REFER TO SAN PABLO MUNICIPAL CODE TITLE 18**)
7. Prefabricated swimming pools that are less than 24 inches deep.
8. Swings and other playground equipment.
9. 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.
10. Decks not exceeding 200 ft² in area, that are not more than 30 inches above grade at any point, are not attached to a dwelling and do not serve the exit door required by CBC 311.4.

Electrical:

1. Listed cord-and-plug connected temporary decorative lighting.
2. Reinstallation of attachment plug receptacles but not the outlets therefor.
3. Replacement of branch circuit overcurrent devices of the required capacity in the same location.
4. Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.

Gas:

1. Portable heating, cooking or clothes drying appliances.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
3. Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Mechanical:

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 minor part that does not alter approval of equipment or make such equipment unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant or that are actuated by motors of 1 horsepower (0.75 kW) or less.
8. Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Plumbing:

1. 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.
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.