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## WORK REQUIRING A PERMIT - COMMERCIAL

Per 2022 California Building Code (CBC) 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 buildings or structures
2. Additions
3. Tenant improvements and alterations
4. Changes in use (e.g. from office to restaurant)
5. Americans with Disabilities (ADA) compliance upgrades
6. Re-roofing
7. Awnings
8. Signs
9. Decks
10. New, relocated, or replaced HVAC systems, including equipment and associated piping, ducting and electrical
11. New or relocated plumbing fixtures, such as toilets, lavatories, urinals, and drinking fountains
12. New, relocated, or replaced restaurant equipment, including cooking equipment, hoods, sinks, etc.

## WORK NOT REQUIRING A PERMIT

Per CBC 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 (ft<sup>2</sup>).
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. Oil derricks.
4. 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 or impounding Class I, II or IIIA liquids.
5. Water tanks supported directly on grade if the capacity is not greater than 5,000 gallons (18,925 liters) and the ratio of height to diameter or width does not exceed 2 to 1.
6. 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. **(REQUIRES A PERMIT FROM THE PUBLIC WORKS DEPARTMENT).**
7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work. **(EXTERIOR PAINTING/ SIGNS REQUIREMENT PLEASE REFER TO SAN PABLO MUNICIPAL CODE TITLE 18)**
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 deep, are not greater than 5,000 gallons (18,925 liters) 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 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 in height.

**Electrical:**

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 transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.
3. 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:**

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

**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 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 (0.75 kW) or less.

**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.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided that such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.