

COMMERCIAL CONSTRUCTION

Permits required for:

1. New work – building, electrical, mechanical, gas, plumbing, accessibility and fire protection.
2. Cutting away a wall, partition or portion of a wall.
3. The removal or cutting of any structural beam or load bearing support.
4. The removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements.
5. The addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil waste, vent or similar piping, electrical wiring or mechanical.

Permits not required for:

1. Building
 - a. Fence not over 6 feet high. (zoning permit required)
 - b. Retaining walls not over 4 feet high. (zoning permit required)
 - c. Sidewalks and driveways not over 30 inches high. (zoning permit required)
 - d. Painting, papering tiling, carpeting, cabinets, counter tops and similar finish work.
 - e. Temporary motion picture, television and theater stage sets and scenery. (zoning permit required)
 - f. Prefabricated swimming pools less than 24 inches deep.
 - g. Shade cloth structures for nursery or agricultural that does not include service systems. (zoning permit required)
 - h. Window awnings extending not more than 54 inches from the exterior wall.
 - i. Movable cases, counters and partitions not over 5 feet 9 inches in height.
 - j. Aluminum and Vinyl Siding installation.

2. Electrical
 - a. Minor repairs and maintenance.
3. Gas
 - a. Portable heating devices.
 - b. Replacement of minor parts that do not alter approval or make unsafe.
4. Mechanical
 - a. Portable heating devices.
 - b. Portable ventilation equipment.
 - c. Portable cooling equipment.
 - d. Steam, hot or chilled water piping within any equipment.
 - e. Replacement of minor parts that do not alter approval or make unsafe.
 - f. Portable evaporative cooler.
 - g. Self-contained refrigeration system containing 10 lbs or less of refrigerant and motor not over 1 HP.
5. Plumbing
 - a. Leak repairs, unless involves replaced with new material.
 - b. Clearing of stoppages.
 - c. Replacement of faucets, water closets or lavatories if valves and piping are not rearranged.
6. Public Utilities.