



Building Frequently Asked Questions (FAQ)

Do I need a building permit?

- A permit is required to build, construct, remodel, repair, demolish, remove or move any house, building or structure.
- A building permit is not required for the following:
 - One-story detached accessory building used as tool and storage sheds, playhouses, and similar uses, provided the floor area does not exceed 120 square feet.
 - Sid and rear fences not over 6 feet high.
 - 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 III-A-liquids.
 - Platforms, walks and driveways not more than 30 inches above grade and not over any basement or story below.
 - Painting, papering and similar finish work.
 - Prefabricated swimming pools accessory to a Group R, Division 3 Occupancy in which the pool walls are entirely above the adjacent grade and if the capacity does not exceed 5,000 gallons.

How do I apply for a research of the building inspection records or commercial plans for a particular property?

- Building inspection files are public records and requests for research can be done by FAX, mail, or in person at the Permit Counter.

What are the requirements for a patio addition?

- Plans are required and there are specifications that must be met with regards to the materials used and footings.

What are the fencing and alarm requirements for a swimming pool, spa or hot tub?

- There are permit and safety requirements that must be met including submitting plans for review.

What are the specifications for handicapped parking, ramps and stairways?

- Depending on the situation and location, there are different specifications.

What are the handicap specifications for restrooms and drinking fountains?

- The specifications vary, depending on the size and location of the restroom or drinking fountain.

What are the permit requirements for new residential and commercial construction?

- The permit requirements vary depending on the type of work being performed. A permit fee and special permit is required for remodels or alteration, reroofs, and several other types of residential work such as installing a retaining wall, hot water heater, air conditioner, or swimming pool or spa.
- The permit requirements for new commercial buildings include submitting drawings, plans and calculations that must be wet signed and stamped by a licensed California Architect or Engineer.

How many sets of plans do I need to submit?

- Residential: Five (5) sets for initial submittal (plan check)
- Commercial: Five (5) sets for commercial projects.

What is needed to apply for a garage conversion permit?

- Plans are required and covered parking and setback requirements must be met. If the converted garage is going to be used as a bedroom, the conditions of UBC Section 1204 must be adhered.

How do I request a building inspection?

- After you receive a building permit, inspection requests can be called for at (559) 846-6121
- Inspection requests must be made 24 hours in advance so that field personnel can be scheduled.