



When is a Building Permit Required?

Contemplating a home improvement project this year? Well, along with designing a plan and selecting a contractor, residents should also be aware of home improvement projects that require City building permits. Building permits are required for all buildings or structures that are to be altered, repaired, enlarged, remodeled or converted, any change in the size of a room takes place and when any mechanical, electrical or plumbing work is involved. Some examples of projects requiring permits are:

- Room Additions *
- Interior Remodels
 - Kitchens
 - Adding, replacing and or relocating fixtures and appliances.
 - Bathrooms
 - Adding, replacing and or relocating fixtures and appliances.
 - Bedroom / Bath conversions to Master Suites
 - Adding, replacing and or relocating receptacles, switches and lighting.
- Any Mechanical, Electrical or Plumbing work. (Repairs or New)
- Photovoltaic Systems (Ground Mounted*)
- Window & Door Replacement (ie: Aluminum to vinyl)
- New, remodeled or replaced Balcony, Decks & Patio Covers (Open or Enclosed)
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- Spa / Swimming Pools (New, remodeled or repaired) *
- Foundation Repair
- Termite Repair
- Roof Replacement (Full or Partial)
- Water Heater Replacement (including Tankless Water Heaters) *

- Heating and Air Conditioning Equipment installations *
- Electrical Panels
- New Siding
- Gravity Walls (Keystone blocks or similar) *
- Retaining Walls *
- Grading *

* May require Planning approval and or Geology Site Visit.

Before starting an improvement project, it is highly recommended that you contact the City's Building Division @ 310-544-5280 or email buildingsafety@rpvca.gov to make certain whether a permit is required. Additionally, before the Building & Safety Division can issue a building permit, approval from the Planning Division must be obtained for projects that involve grading (retaining walls, slope excavations, etc.) or contemplate changes to the exterior of an existing residence (additions, decks, pools, spas, skylights, garden windows, mechanical equipment, water heaters, etc.)

The Planning Division's review will focus on ensuring that the project meets the City's zoning regulations, such as minimum distances (setbacks) from property lines and height limits for all buildings, structures and equipment. The Planning Division may be contacted @ 310-544-5287 or planning@rpvca.gov .