

Planning and Building & Safety Division Information Bulletin

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 checking whether a home improvement project requires City building permits. Building Permits are required for all buildings or structures that are to be altered, repaired, enlarged, improved upon or converted, or where any change in the size of a room takes place or any 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.

 Photovoltaic systems

 Window and Door replacements


 New or Replaced Decks, Patio covers (Enclosed and open)

 Spa/Swimming Pools

 Foundation Repair

 Termite Repair

 Roof Replacement

 Water Heater Replacement (including tankless water heaters)

 Heating and Air conditioning equipment installations

 Electrical Upgrades

 New Siding

 Gravity Walls (Keystone blocks or similar)

Retaining Walls

Grading

Before starting an improvement project, it is highly recommended that you contact the City's Building & Safety Division at 310-541-7702 or buildingandsafety@rpv.com to make certain that 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, 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 at 310-544-5228 and planning@rpv.com.