



# CITY OF CITRUS HEIGHTS

## BUILDING & SAFETY DIVISION

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### Policy for Permitting Requirements for Residential Remodels, Alterations, Repairs and Additions

**Purpose:** This policy was developed to clarify the situations when a permit is required for residential remodels, alterations, repairs and additions.

**Background:** There has been much confusing and contradictory information put out over the years as to when a permit is needed for residential remodels, alterations, repairs and additions. This policy is an effort to clarify the issue, and provide guidance to permit applicants.

**Policy:** It is the City's policy that there are limits on *non-permitted* repairs for R-3 (dwellings) and U occupancies (private garages, patio covers, sheds, etc.) on residential properties.

When the scope of work for R-3 (dwellings) and U occupancies (private garages, patio covers, sheds, etc.) involves the *removal or replacement* of **50 percent or greater of the linear length of the walls of the building** (exterior plus interior) **within a one-year period**, the project shall be considered new construction; and the entire building shall comply with all current codes. This means that the *entire building, not just the new sections*, will need to comply with the currently adopted building and fire codes.

For other "remodels, alterations, repairs and additions", these items **will** require a permit:

1. The cutting away of any wall, partition or portion thereof.
2. The removal or cutting of any structural beam or load-bearing support.
3. The removal or change of any required means of egress or rearrangement of parts of a structure affecting the egress requirements.
4. Any addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, or electric wiring.
5. Mechanical or other work affecting public health or general safety.
6. Replacement of any required Emergency Escape and Rescue Window (see CRC R310).
7. Any addition of square footage to an existing dwelling or structure.

This isn't an all-inclusive list; contact the Building & Safety Division if you have questions concerning your project. See Building Code Section 105.1 and Residential Code Section R105.1 for work exempt from permits. Also see the City of Citrus Heights form "*CHB0600 Projects Requiring a Permit*" for more information.

### California Residential Code Sections on Repairs

#### **R105.2.1 Emergency Repairs**

Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the building official.

#### **R105.2.2 Repairs**

Application or notice to the building official is not required for ordinary repairs to structures, replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed

receptacles. Such repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.

### **California Building Code Sections on Repairs**

#### **105.2.1 Emergency Repairs**

Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the building official.

### **California Existing Building Code Sections on Repairs**

#### **105.2.1 Emergency Repairs**

Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the code official.

#### **105.2.2 Repairs**

Application or notice to the code official is not required for repairs to structures and items listed in Section 105.2 ("*Work Exempt from Permit*") provided that such repairs **do not** include any of the following:

1. The cutting away of any wall, partition or portion thereof.
2. The removal or cutting of any structural beam or load-bearing support.
3. The removal or change of any required means of egress or rearrangement of parts of a structure affecting the egress requirements.
4. Any addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, or electric wiring.
5. Mechanical or other work affecting public health or general safety.

  
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