



WHEN DO I NEED TO GET A PERMIT?

The adoption of Building, Plumbing, Electric, and other codes is required by the state of California. The following list has been prepared as a general guide as to what does and what does not require a permit in Hermosa Beach. If in doubt, please call the Community Development Department, Building Division at (310) 318-0235.

PERMITS ARE NOT (GENERALLY) REQUIRED FOR:

- Concrete/brick flat work
- Painting
- Fences/walls under 42" tall
- Floor coverings (except in garages)
- Interior trim
- Counters
- Cabinets
- Alarm systems (check with Fire and Police Department)
- Appliances that only need to be plugged in and connected to water (except water heaters, furnaces and air conditioners).
- Low voltage systems such as: yard lighting, cable TV, telephone connections, lawn sprinkler timers.
- Window replacement within existing openings and window treatments.

THE PUBLIC WORKS DEPARTMENT SHOULD BE CONSULTED FOR ANY WORK THAT APPEARS TO BE ON OR NEAR THE PUBLIC RIGHT- OF-WAY.

PLUMBING AND ELECTRIC FIXTURES:

If you are removing a fixture and installing a new fixture in the same place using the existing plumbing and electric connections, a permit is not required (exception—major appliances as noted above).

BUILDING PERMITS ARE (GENERALLY) REQUIRED FOR:

- Any expansion of the square footage of the home, garage and/or outbuildings.
- Re-Roof
- Commercial signs.
- The construction, rebuilding, replacement or alteration of any structural component- (i.e. stairs, handrails, guardrails, supporting posts and beams, studs, joists and rafters, sheer walls).
- Opening up walls and/or ceiling cavities.
- Any fence/wall over 42" tall (except retaining walls).
- Any addition or alteration of plumbing (including gas) or electrical lines and connections; irrigation systems.
- Installation of major appliances: water heaters, furnaces, air conditioners.

ANYTHING NOT EXCLUDED ABOVE