



BUILDING PERMIT REQUIREMENTS (updated 7/3/2012)

Work Requiring Building Permit (Section 105 – 2010 California Building Code as excerpted)

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing systems, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the Building Official and obtain the required building permit.

The City of Indian Wells makes specific reference to the following component installations or modifications requiring a building permit including but not limited to the following:

- New vertical construction or remodeling involving any of the following listed components:
- Electrical or wiring systems
- PV solar components
- Gas lines
- Mechanical systems
- Plumbing systems including the addition to or alteration of replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping.
- Masonry walls or retaining walls over 4 feet in height as measured from the bottom of the footing or walls supporting a surcharge or impounding Class I, II or IIIA liquids.
- Masonry pilasters or equal
- Framing, foundations or other structural components including the cutting away of any wall, partition or portion thereof, the removal or cutting away 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.
- Roof systems excepting maintenance coatings
- Patio covers and structural repairs
- Water heater replacement
- Heating or air conditioning components (evaporator coil, condenser, fan, ductwork, etc.)
- Skylights
- Windows or glass doors
- Pool or spas or ancillary equipment (pumps, filters, heater, lights)
- Fire pits
- Fireplaces
- Fountains
- Fixed barbeques
- Pool decking
- Fixed patio heaters
- Other work affected public health or general safety

- 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.

**Work Exempt from Building Permit
(Section 105.2 – 2010 California Building Code as excerpted)**

Component installations or modifications NOT requiring a building permit include the following:

- 1 story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet.
- Masonry walls or retaining walls under 4 feet in height as measured from the bottom of the footing or walls not supporting a surcharge and not impounding Class I, II or IIIA liquids.
- Water tanks supported directly no grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2:1.
- Sidewalks and driveways not more than 30 inches above adjacent grade, and not over any basement or story below, not part of an accessible route, not in a City right of way, not in an easement and not a pool deck.
- Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
- Temporary motion picture, television and theater stage sets and scenery.
- Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches deep, do not exceed 5,000 gallons and are installed entirely above ground.
- Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
- Swings and other playground equipment accessory to detached one and two family dwellings.
- Window awnings supported by an exterior wall that do not project more than 54 inches from the exterior wall and do not required additional support of Groups R-3 and U occupancies.
- Non-fixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches in height.
- Minor electrical repair work, including the replacement of lamps (as not regulated by Title 24) or the connection of approved portable electrical equipment (cord to plug connected fixtures) to approved permanently installed receptacles.
- Temporary systems required for the testing or servicing of electrical equipment or apparatus.
- Portable gas or electric heating appliances.
- Replacement of any minor part that does not alter approval of gas equipment or make such gas equipment unsafe.
- Portable ventilation equipment.
- Portable cooling unit.
- Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
- Replacement of any mechanical part that does not alter its approval and make it unsafe.
- Portable evaporative cooler.
- Self-contained refrigeration systems containing 10 pounds or less of refrigerant and actuated by motors of 1 horsepower or less.
- The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to removed and replace same with the new materials, such work shall be considered as

new work and a building permit shall be obtained and inspection made as provided in the California Building Code.

- The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.
- Roof repairs less than 100 square feet in area.
- Roof maintenance coating.
- Window glass replacement in an existing frame.
- Pool re-plaster.
- Stucco finish coat renovation without disturbing the existing scratch coat or lath.
- Irrigation piping and controllers.