



Building and Permitting  
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# When do I need a permit?

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## Examples of Trade Permits (Mechanical, Electrical and Plumbing)

- Replace water heater
- Replace water lines for single family residence
- Replace broken water lines
- Replacement or installation of natural gas or propane lines
- Sewer line replacement
- Water line replacement
- Electrical service upgrade or change out
- Replace or relocate panel box
- Installation of a new irrigation system
- Electrical re-wire, addition of circuits, or adding switches or receptacles
- Replacement of light fixtures requiring electrical work
- Replace main breaker
- Temporary power pole
- Air conditioner change out

## Examples of Projects Not Requiring a Permit

- Detached, non-habitable structures smaller than 200 square feet in floor area (a site plan is required for a planning review)
- Walls, three feet or less (except retaining walls) site plan is required for a planning review
- Low-voltage landscape accent lighting
- Minor repairs of non-structural items such as glass panes and door hardware
- Repair existing landscape irrigation piping
- Paint (interior/exterior)
- Repair existing plumbing fixtures in the same location

**NOTE:** Subdivision covenants, conditions and restrictions (CC&Rs) may govern some of these items even though they are not regulated by the city. Check with your homeowners association before proceeding.