Residential Repair and Alteration Permits

Are a Building, Electrical, Mechanical and/or Plumbing Permit required for a Residential Repair or Alteration?

Yes, a written construction permit shall be obtained from the County of Sacramento, Department of Community Development, Building Permits and Inspections (BP&I) prior to repair or alteration of a residential structure per current adopted building codes and the interpretation of Sacramento County Code.

What is the difference between a repair and an alteration?

A Repair is the reconstruction or renewal of any part of an existing building for the purpose of its maintenance per current adopted building codes.

An Alteration is any construction or renovation to an existing structure other than repair or addition per current adopted building codes.

REPAIR PERMITS

Are there any types of repairs that do not require a permit?

Work Exempt from Building Permit: Painting, papering, tiling, carpeting and similar finish work per current adopted building codes.

Work Exempt from Electrical Permit: Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles per current adopted building codes.

Work Exempt from Mechanical Permit: Portable heating appliance, 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 part that does not alter its approval or make it unsafe, portable evaporative cooler, or self-contained refrigeration system per current adopted building codes.

Work Exempt from Plumbing Permit: Portable heating appliance, replacement of any minor part that does not alter approval of equipment or make such equipment unsafe, the stopping of leaks in drains, water, soil, waste or vent pipe, and/or the clearing of stoppages or the repairing of leaks in pipes, valves or fixtures per current adopted building codes.

What if an emergency repair is needed and the work is not exempt from a required permit?

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 County of Sacramento, Department of Community Development, Building Permits and Inspections current adopted building Codes.
What are some examples of repairs that do require a permit?

Examples of repairs that require a permit current adopted building codes:

- Cutting away of any wall, partition or portion thereof
- Removal or cutting of any structural beam or load-bearing support
- Removal or change of any required means of egress,
- Rearrangement of parts of a structure affecting the egress requirements
- Nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any standpipe, 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.

How are the costs of repair and an alteration permit determined?

Both Repair and Alteration permit fees are determined by the cost (valuation) of the project. The applicant (owner or contractor) needs to provide an estimated valuation at the time that the application for the permit is submitted. Permit valuations are based on the total retail value of work, including materials and labor, such as electrical, gas, mechanical, plumbing equipment and permanent systems per current adopted building codes.

Are there different types of repair permits?

Yes, there are two types.

Repair permits are either issued as a repair permit (CBRR case type) or as a miscellaneous permit (MISR case type).

What is the difference in the case types?

A CBRR case type is created because the scope of work includes building as opposed to only electrical, mechanical or plumbing.

A MISR (miscellaneous) case type is created because there is no work which is regulated by the building code.

What would be the difference in fees for these two case types?

CBRR example: if your project is for the repair dry-rot damage, fire damage, new vinyl siding, etc. and the valuation is $10,000 then the permit fee would be approximately $350.00* for this repair permit.

MISR example: if your project is for re-wiring the structure, a service change and the valuation is $10,000 then the permit fee would be approximately $345.00* for a miscellaneous permit.

If the MISR (miscellaneous) permit involves the three disciplines of plumbing, mechanical and electrical and the valuation is $10,000 then the permit fee would increase to approximately $500.00*

(*) Estimated and subject to change.

Why is there a difference in these fees?

Permit fees are based on the costs to issue, inspect and administer permits by BP&I. Just as the scope of work of projects vary in complexity, so too, is there are variations in the cost of permit fees.
ALTERATION PERMITS

Is there any type of alteration that does not require a permit?
No, all alterations require a permit.

What are examples of alterations in residential structures?

Alterations include any construction or renovation to an existing structure other than repair or addition that requires a permit. Also, a change in a mechanical system that involves an extension, addition or change to the arrangement, type or purpose of the original installation that requires a permit, current adopted building codes.

What is the cost of an alteration permit?

There are two types of alteration permits—Major or Minor.

Alteration interpretation by the County of Sacramento: if walls are being moved, deleted or opened then this type of alteration is considered Major. If no walls are being moved, deleted, etc then this type of alteration is considered Minor.

What is the basis of all building, electrical, mechanical, and plumbing permits.

Permit fees are based on the current adopted Fee Ordinance.

How does the County calculate fees for these two types of alterations?

Major alteration example: if the Major alteration valuation is $25,000 then the estimated fees based are:

- Plan Review Fee $326.95
- Zone Check Fee $ 42.50
- Building Permit Fee $490.42
- Long Range Planning Fee $57.22
- SB1473 $1.00
- IT Recovery Fee $27.54
- **Total Estimated Fee** $945.63 [A2 Res-Alt-Addition]

For example, if the Minor alteration valuation is $25,000 then the estimated fees are:

- Plan Review Fee $255.77
- Zone Check Fee $ 33.25
- Building Permit Fee $383.66
- Long Range Planning Fee $44.76
- SB1473 $1.00
- IT Recovery Fee $21.55
- **Total Estimated Fee** $739.99 [C2 Misc. Structural w/PC]