



FACT SHEET

Development Services

Frequently Asked Questions

1. Do I need a permit to repair my property?

Some work may not need a permit. Minor repairs may only need a Simple Permit that is easy and quick to obtain. Repair of extensive damage may require the assistance of a licensed design professional who can create plans and this type of permit. Please call 619-446-5000 with specific questions about your project or visit sandiego.gov/DSD.

2. Why should I obtain a permit?

Getting a permit is a way to ensure the work done on your home is done properly, according to the existing regulations and construction ordinances, helping ensure the structure is a safe place for you to live. Conducting construction or repair work without a permit creates a risk of unsafe conditions for your household, which means you will have to spend additional effort and expense later to bring the work up to code.

3. How can I obtain a permit?

If you have access to a computer, you can visit sandiego.gov/DSD to apply online 24/7 and click the "Apply for a Permit" button in the "Most Requested Services" section. Customers without a computer or internet access can use self-service workstations located at the third-floor lobby of the City Operations Building, at 1222 First Ave., San Diego, CA 92101. Use of the self-service computer workstations is available on a first-come, first-served basis, Mondays through Thursdays between 7:30 a.m. and 4 p.m. and Fridays between 10 a.m. and 4 p.m. When using these computers, a DSD representative will provide guidance as needed.

4. Do I need to be a contractor or design professional to apply for my permit?

No. However, some permits require a design professional to prepare plans.

5. Do I need a permit from the City of San Diego to remove mold on my property?

No. However, you may be required to obtain a permit to replace drywall. It is essential to check for mold and get rid of it appropriately. The County of San Diego has guidelines for mold removal following a flood.

6. What are the fees for a permit?

Depending on the scope of work, the costs for a permit can vary. Please refer to Information Bulletin 501 for a list of fees the City collects for all Building Permits. For No-Plan Building Construction Permits proposing to replace up to 100 square feet of drywall, the permit will cost approximately \$500. The City will apply any applicable permit fee waivers or reductions for qualified storm-related repairs.

7. How long does it take to get a permit?

No-plan Building and Simple Mechanical, Plumbing, and Electrical (Simple MEP) Permits may be issued the same





day an application is submitted and paid. Permits requiring plans and review take longer depending on the project's complexity. DSD is working hard to ensure that permits to repair storm damage are reviewed quickly.

8. How and when does the City inspect the work?

Once a permit is issued, the inspection must be scheduled before any work is covered to where an inspection can be within a year from the day of issuance. All inspections can be scheduled online and are available the next business day. To schedule an inspection 24/7, customers can schedule an inspection online or call the automated inspection scheduling system at 858-581-7111. Call 858-492-5070 for general questions about inspections or to report any problems with scheduling inspections online.

9. How can I find a contractor to do the repairs?

It is important to use a licensed contractor. The State Consumer Affairs Department (Contractor's State Licensing Board) provides information on how to find a licensed contractor and how homeowners can protect themselves from scams.

10. Can I do the work myself?

If you are comfortable doing the work yourself, you must submit an Owner-Builder Acknowledgement and Information Verification Form (DS-3042) with your permit application. The form will record that the property owner, rather than the contractor, will assume all responsibility for the work.

11. What phone number do I call for assistance to schedule an inspection?

Call [858-492-5070](tel:858-492-5070) between 7 a.m. and 4 p.m., Monday through Friday, with general questions about inspections or to report problems with scheduling inspections online. For all project-related questions, call 619-446-5000, Monday through Friday between 8 a.m. and 3 p.m.

12. How long is the permit good for?

Most residential permits, including Simple "No-Plan" MEP (Mechanical, Electrical, Plumbing) permits, are valid for up to two years. The first inspection must be scheduled within 12 months, and the second inspection within 180 days.