



What Permits Do I Need?

Simple No-Plan Mechanical, Electrical, Plumbing Permit (Simple MEP)

The repair -- only of these systems -- **does not** require a permit.

The following installations do not require plans but **will require** a permit when installing or replacing these systems in single-family homes and duplex buildings.

1. Air Conditioning/Heater/Ventilation (HVAC)

- Air Handler (fan)
- Condensing Unit
- Dryer Vent
- Exhaust Fan
- Fan Coil Unit
- Furnace
- Furnace/Air Handling Unit (FAU)
- Heat Pump Package Unit
- Mini-Split System (Condenser unit or Heat Pump and Air Handler)
- Wall Heater

2. Gas System

- Meter
- Any Gas Leak Repairs

3. Electrical System

- Circuit Breakers (15 – 400 amps)*
**Circuit breakers exceeding 400 amps require a stand-alone electrical permit with building plans.*
- Conduit and Junction Box Only
The junction box is an electrical container that protects electrical wires at their splicing, tapping, and pulling points.

4. Plumbing System

- Drain-Repair/Replace (Roof, deck, or area drains.)
- Water Heater Replacement
- Replacement or Repair of Wastewater/Sewer pipe





No-Plan Building Construction Permit

This list includes typical residential permits that qualify for a “No Plan” building permit.

1. **Door and Window Replacement, In-Kind**
2. **Re-Stucco**
3. **Damage Repair and Replacement In-Kind** (same size and specifications) of existing damaged structural framing members at the existing building. Existing structural framing system and life/safety sufficiently intact for verification by the City inspector. Plans and calculations are required to repair pre-manufactured structural elements such as parallams, microlams, and truss joists.
4. **Stair Stringers and Treads**
5. **Prefabricated Fireplace**
6. **Replacement of Siding Only**
7. **Replacement of Siding with Stucco**
8. **Drywall Repair/Replacement In-Kind**

Note: Reroofs do not qualify for No-Plan Permits, as most are exempt from permits. Plans are required for reroofing projects that require a permit. Refer to [Information Bulletin 123 - Renewal of Roof Covering](#).