



Community Development Department
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Projects Which Require Building Permits

All new installations listed below require permits. Permits, if required for replacement items, are also indicated. **The following is only a partial list and other things that are not listed may require a permit.** Note that all work regardless of whether or not a permit is required shall comply with the State and Uniform Codes, Municipal Codes and City Ordinances.

BUILDING PERMITS

- Accessory dwelling
- Accessory building
- Attached storage shed
- Awnings
- Carports
- Decks that are more than 30" above grade
- Demolition (interior or exterior)
- Doors new
- Doors replacement if size is increased
- Garage and garage conversion
- Enclosing a porch
- Fence (new or replacement) – ***planning permit application is required for all fences.***
- Fireplace
- Foundations
- Handicap restroom(s)
- Handicap ramp(s)
- New walls
- Partition wall
- Patio cover/trellis/arbor
- Patio enclosure
- Porch and sun rooms
- Pool (in and above ground)
- Re-roof
- Roof change (flat to sloped)
- Room addition
- Remodels
- Retaining walls over 4 feet in height, measured from the bottom of the footing to the top of the wall require a building permit and engineering calculations.
Retaining walls which are not over four (4) feet in height measured from the bottom of the footing to the top of the wall require a planning fence permit application.
- Seismic (earthquake) retrofit
- Shower wall repair and enclosures
- Signs
- Siding
- Skylight
- Spa/hot tub
- Spray booth (fire permit also required)
- Stairway
- Storage loft/platform

Storage shed/building having a floor area of 120 square feet or more
Sliding glass door
Sliding glass door replacement if area is increased
Suspended ceiling
T-bar ceilings
Termite/dry rot repair
Tenant improvements
Windows, new and replacement, if area is increased
Window bedroom if area is increased, if sill height is raised, or if clear opening is altered
Windows, new and replacement, in Historic District or structure

MECHANICAL PERMITS

Air conditioning
Central vacuum system
Commercial kitchen hoods
Ducting system
Extension of duct system
Exhaust fans (new): bathroom, kitchen, laundry
Exhaust fans replacement if type, size, or rating is changed
Fireplace insert
Heating unit (central furnace, wall furnace, floor furnace, unit heater)
Make-up air units
Paddle/ceiling fans
Product conveying systems
Ventilation systems
Wood stove/pellet stove

PLUMBING PERMITS

Dishwasher new
Dishwasher replacement if an air gap isn't existing
Fixtures (new): bathtub, bidet, laundry tray, lavatory, shower, sink, and toilet
Fixtures replacement if plumbing is changed
Garbage disposal new
Garbage disposal replacement if plumbing is changed
Gas piping (new, replacement, and extensions)
Grease traps
Lawn sprinkler anti-siphon valves
Sewer ejectors
Solar panel
Sprinkler (residential sources of ignition)
Standpipe (washing machine or water softener)
Sewer line replacement
Sump pumps
Water heater (new, replacement and relocated)
Water piping (new, replacement and extensions)

ELECTRICAL PERMITS

Cook top/oven/range
Cook top/oven range replacement if type (gas or elect) or rating is changed
Exterior lighting for commercial buildings (new or replacement)
Garbage disposal
Garage door opener only if adding outlet or wiring
Lighting fixtures
Paddle/ceiling fans (new only)
Pool related electrical
Service panel or sub panel (new, replacement, relocated, or upgraded)

Spa/hot tub related electrical
Temporary power poles
Wiring (new, extended, replacement, and upgrades)
Wiring devices (new) switch, outlet, etc.
Wiring and wiring devices for appliances such as air conditioners, space heaters, dishwashers, washing machines, water heaters, clothes dryers, etc.
Wiring and wiring devices for motors, generators, transformers, industrial heating, air conditioners and heat pumps, cooking and baking equipment, etc.
Wiring and wiring device for signs

The following is a **partial** list of projects that **DO NOT** require a permit. All work regardless of whether or not a permit is required shall comply with the State and Uniform Codes, Municipal Codes and City Ordinances. Please check with the other City of Petaluma Departments for their requirements. Departments may require approval and/or permits for work not mandated to have a permit by the Building Division.

Concrete slab on grade	Driveways	concrete patio
Landscaping	painting/wallpaper	carpet
Floor covering	French drains	cabinet faces
Clean up interior	door replacement	play house/tree house
Wall or floor tile	sheetrock repair	

Detached storage building having a floor area less than 120 square feet – **these buildings still need to meet zoning setbacks**

Replacement of windows where size of opening remains the same (**windows and doors for properties within the historic districts require planning approval**)

Plumbing fixtures where plumbing is not changed

Plug cord connected spa/hot tubs

Electrical receptacles, lights, switches (replacement)

Adding sheet rock to garage/storage building walls

Prefabricated swimming pools accessory to a single-family dwelling in which the pool walls are entirely above the adjacent grade and if the capacity does not exceed 5,000 gallons – **these pools still need to meet all zoning setback requirements**

This is a comprehensive (**but not complete**) list of items or projects that require permits. Other items not listed may or may not require a permit. Any project which is submitted to this office for review and approval could require the applicant to apply for one or more of the above mentioned permits.

Please feel free to contact the Building Division whether a permit is needed or not. We will answer specific questions about your project. We can be reached at 707-778-4301 between the hours of 8am- 5pm Monday through Thursday. Walk in counter hours are from 8am-12pm and 1pm-4pm Monday through Thursday.