

Guide to Permits for Residential Projects and Additions

Building Permits are administered through the Permit Services Section of the Planning and Building Department located at:

300 Richards Blvd, 3rd Floor
Sacramento, CA 95811
Hours: 9:00am to 12:00pm and 1:00pm to 4:00pm Monday thru Friday

GENERAL INFORMATION

Why are building permits and inspections required?

The City of Sacramento Building Division is charged with providing for life safety and the safeguard of property through enforcement of the California Building, Electrical, Plumbing, and Mechanical Codes and other codes, laws, and ordinances.

What Type of Work Requires Building Permits?

Most new construction, remodeling and repairs to electrical, mechanical and plumbing systems require permits.

Some typical project requiring permits:

- New homes and buildings
 - Water heaters
 - Room additions, patio enclosures, and carports
 - Fences*
 - Decks and patio covers
 - Fireplaces and fireplace inserts
 - Skylights
 - Garage conversions
 - Sheds*
 - Landscape irrigation
 - Shower/tub enclosure replacements
 - Retaining walls*
 - Water services
 - Swimming pools and spas
 - Re-roofing
 - Sewer services
- * Except as noted below

A building permit is not required for:

- 1 story detached accessory buildings used as tool and storage sheds, playhouses, etc..., provided the floor area does not exceed 120 sq. ft. (and has no electrical)
- Fences not over six feet high**
- Retaining walls not over four feet in height measured from the bottom of the footing to the top of the wall, (unless supporting a surcharge**)
- Platforms, walkways and driveways not more than 30" above grade and not over any basement or story below**
- Painting, papering and similar finish work

** Recommendation: Although your project may not require a building permit, it's recommended you obtain Planning Division approval before beginning any project. (A plot plan may be required)

The above is a general list only. For specific information above permit requirements for your project, please call the inspector that issued the Stop Work Notice.

Costs

The Building Division is supported by fees collected for services provided. Plan review fees pay for staff time to check plans for code compliance. Permit fees pay for inspection services. All fees are identified in the City of Sacramento Fee Schedule and are available for your review.

Building permit and any plan check fees are based on the value of the project.

Additional charges may be assessed for any further plan review, additional required permits, such as grading or encroachment permits and/or any applicable construction taxes and/or school district fees.