



## PROJECTS REQUIRING A BUILDING PERMIT

This following is not an all-inclusive list. If you have any questions about whether your project requires a building permit, please contact Permit Services at (916) 851-8760, or at [PermitServices@cityofranhocordova.org](mailto:PermitServices@cityofranhocordova.org).

PROJECT TYPE	PERMIT REQUIRED?	
	RESIDENTIAL	COMMERCIAL
ADDITION OF SQUARE FOOTAGE	YES	YES
AIR CONDITIONER AND HEATING (New or replacement)	YES	YES
APPLIANCE REPLACEMENT (Hard-wired)	YES	YES
APPLIANCE REPLACEMENT (Plug-in; no new wiring)	NO	NO
ATTIC FAN / WHOLE-HOUSE FAN (Electric)	YES	YES
CARPORT	YES	YES
DECKS	YES	YES
DETACHED GARAGES	YES	YES
ELECTRICAL CIRCUIT	YES	YES
ELECTRIC GATE	YES	YES
ELECTRICAL PANELS	YES	YES
ELECTRICAL REPAIRS	YES	YES
ELECTRICAL TO GAS CONVERSIONS	YES	YES
FENCES	NO, if under 7' high	NO, if under 7' high
FIREPLACES (Direct vent or wood burning)	YES	YES
FLOOR COVERINGS (linoleum, tile, wood flooring, carpet)	NO	NO
FOLD DOWN LADDER - ATTIC CEILING ACCESS	YES	N/A
FURNACE REPLACEMENT	YES	YES
GARAGE CONVERSION	YES	YES
GAS LOG LIGHTER	YES	YES
IRRIGATION / SPRINKLERS (Commercial)	N/A	YES
HOUSE REMODELING	YES	N/A
COMMERCIAL REMODELING / ALTERATIONS	YES	YES
KITCHEN-BATH REMODEL	YES	YES
LANDSCAPING/DRAINAGE	NO	NO
NEW GAS LINES	YES	YES
OUTDOOR KITCHEN	YES	YES
OUTDOOR BARBEQUES (Permanently installed with gas or electric)	YES	YES

OUTDOOR FIREPLACES (Fixed construction / installation)	YES	YES
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PROJECT TYPE	PERMIT REQUIRED?	
	RESIDENTIAL	COMMERCIAL
PAINTING	NO	NO
PATIO COVER, SHADE STRUCTURES, TRELIS, SHEDS	NO, if they do not exceed 120 SF in floor area for walled structures, roof area for open structures	YES
RACKS, CASES, PARTITIONS	N/A	NO, if under 5'9" in height
RE-ROOF	YES	YES
ROOF REPAIRS	NO, less than 10%, or 1,000 SF whichever is less	NO, less than 10%, or 1,000 SF whichever is less
RETAINING WALLS	NO, if retaining less than 36 inches of earth for masonry, 24 inches for wood (see RCMC 16.02)	YES
SEWER LINES (New, replacement or repair)	YES	YES
SHOWER REPLACEMENT	YES	YES
STUCCO PATCHING (Small holes and cracks)	NO	NO
SOLAR PANELS	YES	YES
SPA (Portable) REPLACEMENT; NO NEW WIRING	NO	YES
ELECTRICAL FOR PORTABLE SPA	YES	YES
SPA (Built-in)	YES	YES
SWAMP COOLERS	YES	YES
SWIMMING POOL/SPA (Built-in)	YES	YES
SWIMMING POOL (Above ground)	NO, if less than 24" deep, does not exceed 5,000 gallons, and are <b>entirely</b> above ground.	N/A
SWIMMING POOL (Inflatable)	NO	N/A
TOILET REPLACEMENTS	NO	NO
WATER HEATER	YES	YES
WATER LINES (New, replacement or repair)	YES	YES
WATER SOFTENER	YES	YES
WOOD or VINYL SIDING, STUCCO (New or replacement)	YES	YES
WOOD SIDING (Repair only)	NO, if less than 10% of Total Exterior Wall Area	YES

Always consult the City Planning Division for Zoning information before beginning any project. Projects may not require a building permit, but may require approvals from other City departments, or outside agencies