

## **Building Permits**

In general, no building, electrical, mechanical or plumbing system shall be constructed, enlarged, altered, repaired, moved, demolished or changed unless a permit has been obtained. Building, electrical, mechanical or plumbing permits may be required.

### Reasons for obtaining a permit:

- Property insurers might not cover work or damages caused by work done without permits and inspections.
- In condominiums, all owners may be liable for damages or injury resulting from work done in a unit without a permit.
- When property is sold through a multiple listing association, the owner is required to disclose any improvements or repairs made and if permits and inspections were obtained. Many financial institutions will not finance a purchase without proof of a final inspection. If you decide to sell your home that has had modifications without a permit, you may be required to tear down the addition, leave it unoccupied or do costly repairs.
- The permit allows the code official to reduce potential hazards of unsafe construction to provide for public health, safety and welfare. By following code guidelines, your completed project will meet minimum standards of safety and be less likely to cause injury to you, your family, and your friends or future owners. Mandatory inspections complement the contractor's experience and act as a system of checks and balances resulting in a safer project.
- It's the law. Work requiring permits are made such by city ordinance. Work without a permit may be subject to removal or other costly remedies.

### How to find out if you need a permit in Hermosa Beach

The municipal code is available on the Hermosa Beach Website. You may also call or stop by the Community Development Department!

City of Hermosa Beach  
1315 Valley Drive  
Hermosa Beach, CA 90254

City hall hours are Monday through Thursday, 7 a.m. to 6 p.m. (Closed Fridays)  
The inspectors' counter hours are from 7 a.m. to 9 a.m. and from 4 p.m. to 6 p.m.

The Community Development Department is the point of contact for all planning, building and development information. The department provides planning, building and safety, code enforcement, Community Development Block Grant, transportation and other development related services. The Planning Division prepares and updates the city's general plan and zone code and conducts zoning plan reviews and prepares project casework for monthly Planning Commission meetings. The department acts as liaison to the city council and Planning Commission on all land use and development matters in the city. The Building and Safety Division conducts building plan checks and building inspections and enforces the building codes. Building inspections are conducted from 9 a.m. to 4 p.m. daily with inspections scheduled via a 24-hour building inspection request line one day prior to inspection. Information about projects or plan status can be obtained by telephone or by visiting the public counter to meet with the planning or building staff.

The "Code Enforcement Officer" is responsible for enforcing municipal and building codes and works from the Community Development Department. These codes are essential in keeping buildings in the city safe and maintaining a neat and orderly appearance. Enforcement duties include: building without permits, illegal signs and banners and nuisance abatement. Contact Bob Rollins at (310) 318-0235.

Director of Community Development: **Sol Blumenfeld**

Building Division (310) 318-0235

Planning Division (310) 318-0242

Inspection Request (310) 318-0218

Code Enforcement (310) 318-0243

Fax Number (310) 937-6235

Rules of thumb from Bob Rollins, Hermosa Beach Code Enforcement Officer:

### **BUILDING PERMIT, INCLUDING STRUCTURAL**

You do need a permit:

- If you break interior drywall
- If you break exterior stucco
- If you reframe a window, door, or skylight

You don't need a permit for:

- Exterior paint
- Interior paint
- Wallpaper
- Moulding and trim
- Flooring
- Changing a window or door without changing the framing

### **PLUMBING PERMIT**

You do need a permit:

- If replacing a hot water heater
- If moving any plumbing lines
- Adding new plumbing lines
- Rerouting drain or supply lines
- If adding or moving any gas lines

You don't need a permit:

- If replacing appliances, such as washer, dryer, refrigerator
- If replacing toilet with new toilet, but not moving any plumbing lines
- If capping off lines

### **ELECTRICAL PERMIT**

You do need a permit:

- If adding any new wiring
- If moving any new wiring
- If upgrading electrical system
- If adding outlets or switches
- If removing fixture from one location and moving to new location

You do not need a permit:

- If taking down one fixture and replacing with new fixture in same location

### **HEATING, MECHANICAL, COOLING**

You do need a permit:

- If changing an air conditioning unit or heating unit, even if replacing with the same unit
- Rerouting mechanical ducts

You do not need a permit:

- To perform routine servicing

Also see the City of Hermosa Beach Website: <http://www.hermosabch.org/departments/building/>