City of Vallejo Planning and Development Services, Building Division
555 Santa Clara Street, Vallejo, CA 94590
Office: (707) 648-4522 | Email: Building.Division@cityofvallejo.net
Website: www.cityofvallejo.net

Information Bulletin No. IB-01R

WORK REQUIRING A PERMIT - RESIDENTIAL

Per 2025 California Residential Code (CRC) 105.1, a building permit is required when you construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system. Some typical work requiring a permit would be:

1. New building or structure
2. Addition to a house
3. Kitchen or bathroom remodels
4. New, relocated or replacement of lighting fixture(s)
5. New, relocated or replacement water heater, furnace, or air conditioner
6. New or relocated ceiling fan(s)
7. Photoelectric solar energy producing systems and components
8. New or relocated laundry facilities
9. New or relocated of hard-wired electrical appliances, such as stoves or ovens
10. New or relocated of any gas-fired appliance(s)
11. Re-roofing
12. Adding a skylight with associated framing
13. New, relocated or replacement of window(s)

WORK NOT REQUIRING A PERMIT

Per CRC 105, permits shall not be required for the following. However, exemption from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

Building:

1. One-story detached accessory structures with a floor area not greater than 120 square feet (ft^2).
2. Fences not over 7 feet high (FENCES OVER 6 FEET HIGH REQUIRE A PERMIT FROM THE PLANNING DIVISION AND FENCES ON A CORNER LOT REQUIRE A PERMIT FROM THE PUBLIC WORKS DEPARTMENT).
3. Retaining walls that are not over 4 feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
4. Water tanks supported directly upon grade if the capacity is not greater than 5,000 gallons (18,927 liters) and the ratio of height to diameter or width does not exceed 2 to 1.
5. Sidewalks and driveways (REQUIRE A PERMIT FROM THE PUBLIC WORKS DEPARTMENT).
6. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
7. Prefabricated swimming pools that are less than 24 inches deep.
8. Swings and other playground equipment.
9. Window awnings supported by an exterior wall that do not project more than 54 inches from the exterior wall and do not require additional support.
10. Decks not exceeding 200 ft^2 in area, that are not more than 30 inches above grade at any point, are not attached to a dwelling and do not serve the exit door required by CBC 318.4.

Electrical:

1. Listed cord-and-plug connected temporary decorative lighting.
2. Reinstallation of attachment plug receptacles but not the outlets therefor.
3. Replacement of branch circuit overcurrent devices of the required capacity in the same location.
4. Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.

Gas:

1. Portable heating, cooking or clothes drying appliances.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
3. Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Mechanical:

1. Portable heating appliance.
2. Portable ventilation equipment.
3. Portable cooling unit.
4. Steam, hot- or chilled- water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant or that are actuated by motors of 1 horsepower (0.75 kW) or less.
8. Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe; provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

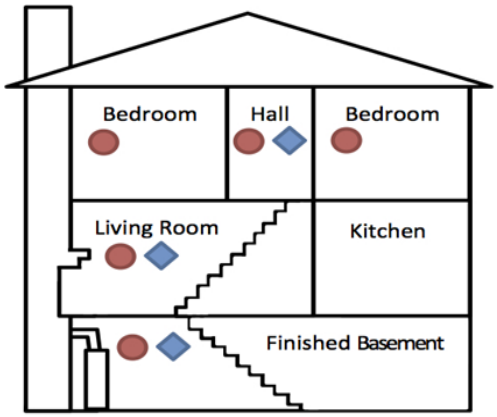
City of Vallejo Planning and Development Services, Building Division
555 Santa Clara Street, Vallejo, CA 94590
Office: (707) 648-4522 | Email:
Building.Division@cityofvallejo.net
Website: www.cityofvallejo.net

Information Bulletin No. IB-18

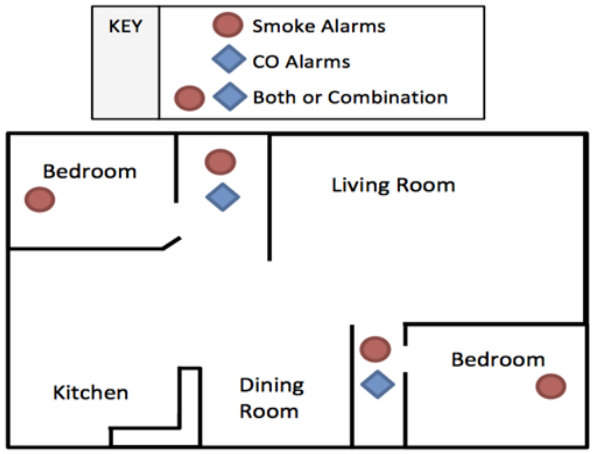
Smoke Detectors and Carbon Monoxide

Following is a listing of the general requirements for the installation of smoke alarms and carbon monoxide alarms for residential buildings based on the 2025 California Building Code (CBC), California Electrical Code (CEC), California Residential Code (CRC), and California Fire Code (CFC).

Listed and Approved Smoke Detectors and Carbon Monoxide Alarms Shall Be Installed



Multi Story Residence



Single Story Residence

Required Areas for Project Exceeding	Smoke Detectors [CRC 310, CBC 907.2]	CO Alarms* [CRC 311, CBC 907.2]
In each sleeping room	Yes	
Outside of each sleeping room	Yes	Yes
On every level including basements	Yes	Yes
In enclosed common stairwells of apartment complexes and other multiple-dwelling complexes	Yes	
In a group R-3.1 (i.e. adult residential facilities), in addition to the above, smoke alarms shall be provided throughout the habitable areas of the dwelling unit except kitchens	Yes	Yes

*CO alarm not required if there are no fuel burning appliances and no attached garages.

New Construction and Additions

In new construction and additions, required smoke alarms and carbon monoxide alarms shall receive their primary power from the permanent building electrical power system. Where two or more smoke alarms or carbon monoxide alarms are required, they shall be interconnected in such a manner that actuation of one shall cause actuation of all detectors in the dwelling unit. (CBC 907.2.11, CRC R310, CRC R311)

All new electrical outlets (including smoke alarms, carbon monoxide alarms, receptacles, switches, lighting, etc.) shall be on circuits protected with a combination arc-fault circuit interrupter. (CEC 210.12)

Remodeled Dwelling Units

When a permit is required for any repair, alteration, or addition, smoke alarms and carbon monoxide alarms shall be installed in accordance with the following location and maintenance provisions. In existing dwelling units, smoke alarms and carbon monoxide alarms may be solely battery operated in the following circumstances (CBC 907.2.11, CRC R310, CRC R311):

- No construction is taking place.
- There is no commercial power source.
- Interior wall or ceiling finishes are not removed.
- Scope of work is limited to the exterior of the residence.

Smoke Alarm and Carbon Monoxide Alarm Device Location

Shall be installed per manufacturer's installation instructions. All battery powered smoke alarms shall have a 10-year battery.

Maintenance

The owner shall be responsible for testing and maintaining detectors in hotels, motels, lodging houses, and common stairwells of apartment complexes and other multiple dwelling complexes. The smoke alarm shall be operable at the time that the tenant takes possession. The apartment complex tenant shall be responsible for notifying the manager or owner if the tenant becomes aware of an inoperable smoke alarm within his or her unit. The owner or authorized agent shall correct any reported deficiencies in the smoke alarm and shall not be in violation of this section for a deficient smoke alarm when he or she has not received notice of the deficiency. (CRC R310.8.2 (E) and California Health and Safety Code 13113.7)

Smoke Alarm Batteries and Replacement

All newly installed smoke alarms shall have a 10-year battery. Smoke alarms shall be replaced 10 years from the date of manufacture marked on the unit. (SB 745, 2014)