

## A. EXPRESS PERMITS

Express Permits can be issued where work does not require any type of plan review or approval. Following are the lists of different types of constructions for which an online express permit can be issued.

### I. **BUILDING**

1. Window and door change-out (same size & type) for residential buildings.
2. Kitchen/bathroom remodel for residential buildings (no structural changes).
3. Re-stucco for single family dwellings and duplexes only.
4. Re-roof with Class A or B material weighing less than 6 pounds per sq. ft. For residential roof replacement > 50% of the total roof area, apply Cool Roof Product labeled and certified by Cool Roof Rating Council (CRRC). Cool Roof may be required for non-residential buildings per Title 24, Part 6, Section 149(b).
5. Installation of security bars for dwellings/apartments. Quick release required in bedrooms per California Building Code Part 12, Chapter 12-3.
6. Add sill plate anchor bolts and cripple wall plywood per LA City Standard Plan #1; no foundation replacement (Earthquake hazard reduction per Chapter 92 of the Los Angeles Building Code). (Houses, residential buildings up to 3 stories and up to 4 units).
7. Add sill plate anchor bolts, cripple wall plywood and replace foundation per L.A. City Standard Plan #1 (Earthquake hazard reduction per Chapter 92 of the Los Angeles Building Code). (Houses, residential buildings up to 3 stories and up to 4 units).
8. Chimney repair for residential buildings (per City standard details).
9. Replacement of damaged framing members (less than 10% of replacement cost of building) for houses and duplexes (not including decks).
10. Repair of water, dry-rot, or termite damaged stairs in residential buildings (less than 10% of replacement cost of stairs). Handrails for apartments, one- and two-family dwellings require plan check.
11. Water damage, Termite damage or dry rot repair less than 10% of replacement cost of residential buildings.
12. Fire damage repair for residential buildings only (maximum 10% of replacement cost of building).
13. Replace existing siding with new stucco for single family dwellings and duplex only.
14. Replace drywall (no new walls added) for single family dwellings and duplexes only.

## II. HVAC

1. Comfort heating and comfort cooling [air conditioning units (A/C)] installations where the aggregate Btu/h input is less than 500,000 Btu/h (approximately 41 tons).
2. Environmental ventilation in buildings with aggregate capacity of comfort heating or comfort cooling of less than 500,000 Btu/hr (approximately 41 tons).
3. Witness test.
4. Refrigeration systems with Group A1 refrigerants with aggregate combined compressor horsepower of less than 100.
5. Gas heaters (unit and wall heaters) and gas furnaces (including forced air units) less than 500,000 Btu/h.
6. Replacing A/C units with same size & type.
7. Duct work alteration or addition in buildings that do not have smoke control system.
8. Relocation of A/C units within the same building.
9. Relocation of fans for environmental ventilation within the same building.
10. Addition of air conditioning equipment having a rating of 5 tons or less.
11. Addition of general ventilation exhaust fans having a rating of 2000 cfm or less.
12. Installation or replacing of prefabricated fire places (a separate building plan check and permit are required).

## III. PLUMBING

1. Non Engineered domestic water systems with 1 ½" or less water service.
2. Replacing plumbing fixtures.
3. Adding plumbing fixtures.
4. Replacing underground water pipes with the same size and material. The existing pipe must remain in place, uncovered, until verified by LADBS field inspector.
5. Backflow prevention device in water mains 1 ½" or less in diameter.
6. Sewer cap.
7. Sewer connection permit (provide the Department of Public Works, Bureau of Engineering, permit number).
8. Sewer alteration, repair or replacement.
9. Low pressure gas piping systems with up to 10 outlets.
10. Replacing water heaters.
11. Adding earthquake valves same size as existing gas main.
12. Replacing lawn sprinklers control valves with AVB (Atmospheric Vacuum Breaker) in hillside areas with the same size.
13. Installing or replacing lawn sprinklers control valves with AVB (Atmospheric Vacuum Breaker) in non-hillside areas.
14. Solar water heating system.

## IV. FIRE PROTECTION

1. Welding permit.
2. Pump test.
3. Standpipe flushing.
4. Replacing underground fire sprinkler piping (same size or larger).
5. Adding or replacing valves.
6. Relocating fire sprinklers.
7. Replacing fire sprinklers (same size and type).
8. Lowering sprinkler heads.

## V. ELECTRICAL

These electrical installation permits apply only to non-engineered wiring.

1. Electrical installation with voltage of less than 600 volts and up to 400 amps total load in existing office, retail and residential buildings only.
2. Rewiring or adding devices to existing electrical circuits for receptacles, telephone and communication outlets.
3. Temporary Power Pole for less than 600 volts and up to 400 amps of load.
4. Swimming pool wiring and luminaire.
5. New Telephone and computer wiring - voice and data.
6. Special (equipment) inspection for less than 600 volts and up to 400 amps load and 60 cycles
7. Electrical wiring for movie set location.
8. Meter re-connection.
9. Repair of damaged wiring (Miscellaneous permit).
10. Device addition to existing addressable Fire alarm systems per approved Plans by the City of Los Angeles Fire Department.
11. Smoke detectors within apartment units, houses and duplexes and other residential units.
12. Carbon monoxide detectors within apartment units, houses and duplexes and other residential units.
13. Electrical installation for electric vehicle charging in single family dwellings with up to 400 amps of service. (Including any needed charging equipment, service upgrade, receptacle and associated wiring.)

14. Photovoltaic systems (available online for contractors only): Installations meeting the following criteria are issued only online at <http://www.LADBS.org>, and the installation shall meet the approved plans generated through the online system:
- A rooftop system on a one- or two-family dwelling.
  - The total capacity of the photovoltaic system being installed is 10 kW or less.
  - No GFCI or AFCI overcurrent devices are installed in the alternating current (AC) output of the inverter.
  - AC power system shall be 120/240 volts single phase.
  - The rating of the service panel shall not exceed 225 amperes.
  - Central/String inverter systems with a maximum of two inverters with up to four strings and one combiner box per inverter.
  - Microinverter systems having up to four branch circuits.

## VI. ELEVATORS AND PRESSURE VESSELS

- Elevators (repair).
- Pressure vessels, tanks and boilers.
- Automotive hoist.
- Air tanks (compressors).
- Liquid propane gas (LPG) tanks (with approved plot plan).

## B. TEMPORARY SPECIAL EVENT PERMITS

Temporary Special Events (TSE) being held within the City of Los Angeles are required to be inspected and approved by LADBS inspectors **prior** to holding the event. The following qualify as a TSE provided they have a maximum duration of 5 consecutive days:

- Tents or canopies, larger than 450 square foot, on a residential property.
- Tents or canopies, larger than 12 feet in length or width, on a commercial property.
- Stages or platforms more than 30 inches above grade (structures higher than 30 inches intended for live loads require approved engineering prior to inspection).
- Grandstands or bleachers.
- Structures higher than 12 feet.

For additional Temporary Special Events information, go to [Temporary Special Events](#).