



CITY OF HAWAIIAN GARDENS
DEPARTMENT OF COMMUNITY DEVELOPMENT
BUILDING AND SAFETY DIVISION

**EXPRESS PERMITS
(NO PLAN CHECK REQUIRED)**

INFORMATION
BULLETIN

B-006

Effective: 6-15-12
Revised:
Sheet 1 of 3

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

I. BUILDING

1. General rehabilitation (non-structural changes, less than 10% of replacement cost of building).
2. Window and door change-out (same size & type) for residential buildings.
3. Kitchens/bathroom remodel for residential buildings (no structural changes).
4. New stucco, re-stucco, replace drywall. (no new walls added)
5. Re-roof with Class A or B material weighing less than 6 pounds per sq. ft.
6. Installation of security bars for dwellings/apartments. Quick release required in bedrooms per California Building Code Part 12, Chapter 12-3.
7. Christmas tree and pumpkin lots, and firework stands.
8. Complete work done under previously expired permit. (Minimum 75% percent completed as determined by the Building Official).
9. Change of ownership/contractor.
10. Chimney repair for residential buildings.
11. Replacement of damaged framing members (less than 10% of replacement cost of building) for houses and duplexes (not including decks).
12. Repair of water, dry-rot or termite damaged stairs in residential buildings (less than 10% of replacement cost of stairs).
13. Termite damage/ dry rot repair less than 10% of replacement cost of building.
14. Fire damage repair for residential building only (maximum 10% of replacement cost of building).
15. Replace existing pre-fabricated fireplace with the same size and in the same location. Installation shall be as per manufacturers recommendations. A HVAC permit is required.
16. Re-plaster existing swimming pool (a separate express electrical permit for new pool luminaire is required, when applicable, except for one and two family dwelling).
17. (Vinyl) (Wood)(Fiber Cement) (or other approved) siding over solid sheathing with an approved water-resistive barrier per valid ICC Evaluation Report# _____ on exterior walls at 5 feet or more from property lines for residential buildings. (Applicant to provide a copy of the report to inspector).

II. HVAC

1. Air conditioning (A/C) and heating systems in commercial buildings with aggregate capacity of up to 500,000 Btu/hr.
2. A/C and heating systems in residential buildings with aggregate systems up to 500,000 Btu/hr.
3. Environmental ventilation in commercial buildings with aggregate capacity up to 500,000 Btu/hr and residential buildings with individual systems up to 500,000 Btu/hr.
4. Refrigeration systems with Group A refrigerant and less than 100 hp.
5. Gas heaters (unit heaters) and gas furnaces (wall heaters).
6. Replacing A/C unit (A/C compressors) with same size & type.
7. Duct work alteration or addition in buildings that do not have smoke control system.
8. Relocation of A/C and fans for environmental ventilation within the same building.
9. Addition of A/C up to 5 tons and fans for environmental ventilation up to 2000 cfm in existing buildings.
10. Heating, ventilation and air conditioning (HVAC) permit for replacement of an existing pre-fabricated fireplace with the same size and at the same location. (Combined permit can be issued for single family and two-family dwellings).
11. HVAC permit for new pre-fabricated fireplace (A separate Building plan check and permit are required)

III. PLUMBING

1. New and re-pipe domestic water systems with up to 1" water service.
2. Replacing or relocating plumbing fixtures.
3. Adding plumbing fixtures (except systems with more than 1" water supply).
4. Gravity drainage systems with up to 4" building drain.
5. Low pressure gas piping systems with up to 10 outlets.
6. Sewer cap.
7. Sub-meters for domestic water line.
8. Replacing water heater (same size and type).
9. Sewer connection permit (provide the Department of Public Works permit number).
10. Sewer alteration, repair or replacement.
11. Adding earthquake valves same size as existing gas main.
12. Lawn sprinklers.

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. Electrical wiring for special events (carnivals, trade shows) for less than 600 volts and less than 401 amps load.
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. Electrical installation for solar photovoltaic in single or duplex family dwellings were all of the following conditions must be met:
 - 14.1. A maximum of 2 strings are installed per inverter.
 - 14.2. The total capacity of the photovoltaic system being installed is 10 KW or less.
 - 14.3. No DC combiner box is installed (other than the box that is part of and is listed with the inverter).
 - 14.4. System contains only inverters with isolation transformers.
 - 14.5. No GFCI or AFCI over current devices are installed in the Alternate Current (AC) output of the inverter.
 - 14.6. Modules shall be roof mounted crystalline or multi-crystalline material.
 - 14.7. AC Power system shall be 120/240 volts single phase.

- 14.8. The minimum service panel size shall meet one of the following:
 - a. 100 amps for systems with a maximum 20 amperes dedicated AC branch circuit, or
 - b. 150 amps for systems having a maximum 30 (or two 15) amperes dedicated AC branch circuit(s), or
 - c. 200 amps for systems having a maximum 40 (or two 20) amperes dedicated AC branch circuit(s).
- 14.9. The rating of service panel shall not exceed 225 amperes.
- 14.10. No AC modules, storage batteries, hybrid systems, or micro-inverters are installed

VI. ELEVATORS/ PRESSURE VESSELS

15. Elevators (repair).
16. Pressure vessels, tanks and boilers.
17. Automotive hoist.
18. Air tanks (compressors).
19. Liquid propane gas (LPG) tanks (with approved plot plan).

VII. OTHER TYPES OF PERMITS

1. Extra trip.
2. Address change on mechanical & electrical permits.
3. Transfer of permit.