

EXPRESS PERMITS (No Plan Check Required)

Following are 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. These types of permits are issued from the Department's permitting counters located in Metro, Van Nuys, West Los Angeles, San Pedro and South Los Angeles offices.

I. BUILDING

1. General rehabilitation (No alteration & no 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, and to 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 and pumpkin lots.
8. Wet Sandblasting (permit is required only in Fire Districts 1 and 2).
9. Complete work done under previously expired permit. (Minimum 75% percent completed as determined by inspection).
10. Change of ownership/contractor.
11. 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).
12. 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).
13. Chimney repair for residential buildings (per City standard details).
14. Replacement of damaged framing members (less than 10% of replacement cost of building) for houses and duplexes (not including decks).
15. Repair of water, dry-rot or termite damaged stairs in residential buildings (less than 10% of replacement cost of stairs).
16. Termite damage/ dry rot repair less than 10% of replacement cost of building.
17. Fire damage repair for residential building only (maximum 10% of replacement cost of building).
18. Replace existing pre-fabricated fireplace with the same size and in the same location. Installation shall be as per manufacturer's recommendations. A HVAC permit is required.

II. HVAC

1. Air conditioning and heating systems in commercial buildings with aggregate capacity of up to 500,000 Btu/hr (41 tons).
2. Air conditioning and heating systems in residential buildings with individual systems up to 500,000 Btu/hr (41 tons).
3. Environmental ventilation in commercial buildings with aggregate capacity up to 500,000 Btu/hr (41 tons) and residential buildings with individual systems up to 500,000 Btu/hr.
4. Witness test.
5. Refrigeration systems with Group A refrigerant and less than 100 hp.
6. Gas heaters (unit heaters) and gas furnaces (wall heaters).
7. Replacing A/C unit (A/C compressors) with same size & type.
8. Duct work alteration or addition in buildings that do not have smoke control system.
9. Relocation of an A/C and its fans for environmental ventilation within the same building.
10. Addition of an A/C up to 5 tons and its fans for environmental ventilation up to 2000 cfm in existing buildings.
11. HVAC permit for replacement of an existing pre-fabricated fireplace with the same size and at the same location. (A combined permit can be issued for single family and two-family dwellings.)
12. HVAC permit for a new pre-fabricated fireplace (A separate building plan check and permit is required)

III. PLUMBING

1. New and re-pipe domestic water systems with up to 1 ½" of water service.
2. Replacing or relocating plumbing fixtures.
3. Adding plumbing fixtures (except systems with more than a 1 ½ " 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, Bureau of Engineering, permit number).
10. Sewer alteration, repair, or replacement.
11. Adding earthquake valves with the same size as the 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.
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 only.
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. Electrical wiring for special events (carnivals, trade shows) for less than 600 volts and less than 401 amps load.
12. Smoke 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.)

VI. ELEVATORS/ PRESSURE VESSELS

1. Elevators (repair).
2. Pressure vessels, tanks and boilers.
3. Automotive hoist.
4. Air tanks (compressors).
5. 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.

Additional information regarding permits and requirements may be obtained from LADBS website at www.ladbs.org or by visiting one of our offices.

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201 N. Figueroa Street, 1st Fl.
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San Pedro
638 S. Beacon Street, Rm. 238
San Pedro, CA 90731
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For telephone inquiries originating from outside of Los Angeles City, call (213) 473-3231