

## ORDINANCE NO. 2007-054

Adopted by the Sacramento City Council

June 21, 2007

### AMENDING SECTION 15.08.190 REGARDING BUILDING PERMIT INSPECTIONS AND ADDING CHAPTER 15.10 TO THE SACRAMENTO CITY CODE TO PROVIDE AN ALTERNATIVE PROCESS FOR PERMITS FOR MINOR REPAIRS, REPLACEMENTS OR INSTALLATIONS

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1. Section 15.08.190 of the City Code is amended to read as follows:

The inspections required by this code shall include all inspections required by the uniform codes adopted herein by reference.

Exceptions:

1. Interior gypsum board in R-3 occupancies.
2. Permits issued pursuant to Chapter 15.10.

SECTION 2. Chapter 15.10 is added to of the City Code to read as follows:

Chapter 15.10 Permits for minor repairs, replacements or installations.

Article I. General Provisions.

15.10.010 Findings and Purpose.

The purpose of this Chapter is to increase public safety by providing an alternative permitting process for certain minor repairs, replacements or installations. Minor repairs, replacements and installations done by and for homeowners frequently take place without permits due to the cost and process for obtaining such permits relative to the cost of the minor repair, replacement or installation. The City desires to facilitate improved permit compliance and enhanced public safety by providing an alternative, less costly and simpler process for obtaining such permits.

15.10.020 Definitions.

The following terms shall have the meaning ascribed to them in this section when used in this chapter:

“Applicant” means any person applying for a minor permit for minor repairs, replacements or installations.

“Building Official” means the Chief Building Official for the City of Sacramento or his or her designee.

“Installation” means setting in position for use new appliances, appurtenances, fixtures, wastes, vents, or distribution pipes.

“Minor Repairs, Replacements or Installations” means repairs, replacements or installations undertaken pursuant to Sections 15.10.090, 15.10.100, 15.100.110 and 15.110.120.

“Minor Permit” means an adhesive sticker that serves as an official document or certificate issued by the Building Official authorizing performance of a specified category of minor repairs, replacements or installations under this Chapter.

“Minor Permit Log Sheet” means a sheet that contains five or ten minor permits with adjacent space to record the following information for each minor permit label: installation date; cost of project; job address; work description; building owner(s) name, address and phone number; Permittee’s name, address and phone number and Permittee’s contractor’s license number.

“Permittee” means the person to whom a minor permit is issued.

“Plumbing Fixtures” includes, but is not limited to, bathtubs, bidets, showers, sinks, water closets and water heaters.

“Project” means a minor repair, replacement or installation made in compliance with the provisions of this Chapter.

“Project Site” means the address for the minor repair, replacement or installation.

“Repair” means restoring by overhaul or replacement of constituent parts, accessible or existing appliances, appurtenances, fixtures, wastes, vents, or distribution pipes in building or structures so they may be used effectively for their intended purposes.

“Replacement” means exchanging an existing structural component or mechanical or plumbing product for a similar item which: 1) does not change the source or location of power; 2) does not exceed the design capacity of the existing system; and 3) meets current accessibility and earthquake requirements.

15.10.030 Permits for minor repairs, replacements or installations.

Minor permits for minor repairs, replacements or installations may be issued as provided for in this Chapter. This Chapter is not intended to circumvent any other

applicable law but is an alternative to any other City process for issuance of building permits for certain defined minor repairs, replacements or installations.

Article II. Application for Minor Permit for minor repairs, replacements or installations.

#### 15.10.040 Eligibility for Minor Permits.

Only contractors holding a valid license under California Business and Professions Code, Division 3, Chapter 9 may be issued minor permits under this Chapter. Contractors shall not do any work outside the scope of their license.

#### 15.10.050 Application process.

Applicants may apply for a set of five (5) or a set of ten (10) minor permits by submitting completed applications to the Building Official. If the Building Official determines that all required fees have been paid and that the application conforms to the requirements of this code and any other applicable law the Building Official may issue the set of minor permits.

Article III. Use of Minor Permits for Minor Repairs, Replacements or Installations.

#### 15.10.060 Use of Minor Permits.

A. For all eligible projects, prior to beginning the project, the Permittee shall affix one minor permit in a clearly visible location near the project location and shall complete the corresponding entry on the minor permit log sheet.

B. The Permittee shall return the minor permit log sheet to the Building Official after all entries on the minor permit log sheet are completed or, except for minor permits for building repairs, replacements or installations issued pursuant to Section 15.10.110, one hundred and eighty (180) days from date of issuance pursuant to this Chapter, whichever occurs first. Except for minor permits for building repairs, replacements or installations issued pursuant to Section 15.10.110, minor permits shall become void if the corresponding minor permit log sheet is not returned to the Building Official within one hundred and eighty days (180) days after issuance.

C. For minor permits for building repairs, replacements or installations issued pursuant to Section 15.10.110, the Permittee shall return the minor permit log sheet to the Building Official after all entries on the minor permit log sheet are completed or ninety (90) days from date of issuance, whichever occurs first. Minor permits issued for building repairs, replacements or installations pursuant to Section 15.10.110 shall become void if the corresponding minor permit log sheet is not returned to the Building Official within one ninety days (90) days after issuance.

D. All projects listed on each minor permit log must be of the same type: either electrical as indicated below in Section 15.10.090, plumbing as indicated below in

Section 15.10.100, building as indicated below in Section 15.10.110 or mechanical as indicated below in Section 15.10.120.

E. If the Permittee's contractor's license becomes invalid, any unused minor permits shall become void and shall be returned to the Building Official within five (5) days of the date the Permittee's contractor's license became invalid.

F. No person to whom a permit has been issued shall transfer, assign, or convey such permit to another person for the purpose of completing the work for which the permit was issued. When the permittee to whom the permit has been issued no longer has a vested interest in the project or is no longer responsible for the project or work covered by the permit, the permit shall automatically become null and void. No person shall proceed with such a project or work without first obtaining a new permit from the Building Official.

#### 15.10.070 Inspections and Corrections.

A. All projects listed on the minor permit log are subject to inspection by the Building Official for compliance with the California Building Standards Code or any other applicable law or regulation and are to remain open and accessible for inspection until otherwise indicated by the Building Official. The Building Official shall cause at least one project listed on the minor permit log to be inspected. In the event the Building Official approves the inspected project, the Building Official may waive inspection of the remaining projects listed on the minor permit log.

B. If the Building Official determines an inspected project does not comply with the California Building Standards Code or any other applicable law or regulation, the Building Official may inspect some or all of the other projects listed on the minor permit log.

C. At anytime the Building Official may require that all work indicated on a minor permit log be inspected.

D. For any project that the Building Official determines does not comply with California Building Standards Code or any other applicable law or regulation, the Building Official shall cause a correction notice to be personally served or served by first class mail on the Permittee. The Permittee shall notify the Building Official when corrections are completed.

E. Upon notification of correction by the Permittee, the Building Official shall re-inspect any project for which a correction notice has been issued. The Building Official shall re-inspect as many times as the Building Official determines necessary. The Building Official shall not approve the project until the Building Official determines the project complies with the California Building Standards Code or any other applicable law or regulation.

F. Nothing in this Chapter obligates the Building Official to conduct any inspections.

#### 15.10.080 Minor Permit Fees.

A. At the time of application, every Applicant shall pay a minor permit fee based upon the valuation of the work to be done pursuant to one minor permit. No minor permit shall be issued until the fee is paid. Minor permit fees shall be assessed in accordance with the fee schedule established by resolution of the city council.

B. For each additional project inspected, the Permittee shall pay a minor permit fee based upon the valuation of the work to be done pursuant to one minor permit.

C. Fees for reinspections shall be established by resolution of the city council.

#### Article IV. Authorized Minor Repairs, Replacements or Installations Under a Minor Permit.

#### 15.10.090 Electrical Repairs, Replacements or Installations Authorized with a Minor Permit.

The following electrical repairs, replacements or installations are authorized with a minor permit pursuant to the provisions of this Chapter:

A. Extension of not more than two existing branch electrical circuits limited to 30 amps each and, if relevant, connection of appliances (other than HVAC) authorized under Section 15.10.090(E) and (G).

B. Repair or replacement of one electrical circuit limited to 30 amps and, if relevant, connection of related appliances (other than HVAC) authorized under Section 15.10.090(E) and (G).

C. Repair or replacement of damaged components of existing electrical equipment including services not to exceed 200 amps, provided a reconnect is not required by the serving utility.

D. Replacement of multiple switches, circuit breakers, receptacles, light fixtures, smoke detectors, or GFCI or AFCI circuit breakers and receptacles of 15-20 amp, 125-volt in a dwelling unit.

E. Repair or replacement where the installation does not exceed 120-240 volts single phase of:

1. a furnace, oil or gas, not to exceed 20 amps;
2. a fan not to exceed 20 amps;

3. a dishwasher or garbage disposal, not to exceed 20 amps;
4. a water heater, that involves an electrical circuit, not to exceed 30 amps;
5. an electrical furnace, air conditioning unit or refrigeration unit;
6. a defective ballast, or up to five ballasts under one permit set;
7. a pump or irrigation systems for the same horsepower and voltage.

F. Repair, replacement or installation in existing construction of one and two family dwellings, of HVAC, telephone, garage door, vacuum systems, door bells, burglar and security systems, and audio/stereo systems not exceeding 100 volt-amperes, in Class 2 or 3 installations.

G. Repair, replacement or installation not exceeding 100 volt-amperes in Class 2 or 3 installations in other existing buildings provided:

1. The equipment is not located in an area classified as hazardous, as described in California Electrical Code;

2. The system does not penetrate any fire protection system(s) or air-handling space(s), as defined in the currently adopted California Electric Code; and

3. The installation is limited to the following:

- a. Thermostats
- b. Data communication devices
- c. Intercom, music and paging devices
- d. Door or gate control, monitor or access devices
- e. Cable television and closed circuit television devices

4. For all communication systems, installation, support, separation and protection of all cables is as specified in the California Electrical Code.

H. Repair, replacement or installation of ceiling fan.

The cost any electrical minor repair, replacement, or installation authorized pursuant to this section shall be no more than two-thousand dollars.

15.10.100 Plumbing Repairs, Replacements or Installations Authorized with a Minor Permit.

The following plumbing repairs, replacements or installations are authorized with a minor permit pursuant to the provisions of this Chapter:

- A. Repair, replacement, or maintenance of water heaters, including water heater conversions.
- B. Alteration of parts of an existing plumbing system not exceeding three plumbing fixtures, or 20 feet of new piping or both, provided the work is accessible to an inspector.
- C. Repair or replacement of concealed freeze-damaged or leaking parts of an existing plumbing system not exceeding three plumbing fixtures, or 20 feet of new piping or both.

#### 15.10.110 Building Repairs, Replacements or Installations Authorized with a Minor Permit.

The following building repairs, replacements or installations are authorized with a minor permit pursuant to the provisions of this Chapter:

##### A. Residential Repairs, Replacements or Installations

- 1. Placement of Dimensional Composition roofing material over one (1) layer of existing three (3) tab composition shingles or an existing single layer of mineral cap sheet, with a minimum roof slope two inch of rise for twelve inch run.
- 2. Tear off and reroof of existing composition roofing with new 30 year dimensional composition roofing.
- 3. Tear off and reroof of wood shake roofing with replacement of wood fire Class C roofing material.
- 4. Within a Historical Preservation District or on a structure listed on the City of Sacramento Registry of Historical Property, a Certificate of Appropriateness shall be obtained from the City of Sacramento Preservation staff prior to start of any work including tearing off, reroofing, removal and/or replacement of exposed rafter tails in kind, size, spacing and length.

##### B. Commercial Repairs, Replacements or Installations

- 1. Tear off and reroof with the same material, composition and wood shake, under ten squares, (one thousand square feet total roof area) and repair or replacement of the following within that area only.
- 2. Within a Historical Preservation District or on a structure listed on the City of Sacramento Registry of Historical Property, a Certificate of Appropriateness shall be obtained from the City of Sacramento Preservation staff prior to start of any work including tearing off, reroofing, removal and/or replacement of exposed rafter tails in kind, size, spacing and length.

Cross connection control devices are not considered minor plumbing installations and

are not authorized repairs, replacements or installations under a minor permit.

15.10.120 Mechanical Repairs, Replacements or Installations Authorized with a Minor Permit.

The following mechanical repairs, replacements or installations are authorized with a minor permit pursuant to the provisions of this Chapter:

- A. Moving or replacing duct work not involving fire-dampers or penetrations of fire walls, fire assemblies or floors.
- B. Moving grills in duct work.
- C. Replacing existing heating, cooling and ventilation equipment.

Adopted by the City of Sacramento City Council on June 21, 2007 by the following vote:

Ayes: Councilmembers, Cohn, Fong, Hammond, McCarty, Pannell, Sheedy, Tretheway, and Waters.

Noes: None.

Abstain: None.

Absent: Mayor Fargo.



Kevin McCarty, Vice Mayor

Attest:



Shirley Concolino, City Clerk

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