

LEGISLATIVE DIGEST

[Building Code - Change of Use Designation and Permit Exemptions]

Ordinance amending the Building Code to exempt the requirement for architectural drawings for building permits to change use designations that do not increase occupant load or occupancy class, or entail physical improvements; add to the list of work exempt from needing building permits; and affirming the Planning Department's determination under the California Environmental Quality Act.

Existing Law

Section 106A.1.12 of the Building Code requires submission of a building permit application, including professionally prepared building plans, for a change of use regardless of whether any physical modifications, improvements, or work is being done on site. Section 106A.2 of the Building Code provides a list of actions, improvements, or changes to a property that do not require building permits.

Amendments to Current Law

The Proposed Legislation would forego the requirement to submit professionally prepared building plans for permits to change the use of a property that do not involve any physical work or improvements, and do not change the occupancy classification or increase occupant load.

The Proposed Legislation would also add new examples of actions that do not require a building permit to Section 106A.2, including actions that can otherwise be done with an electrical or plumbing permit and replacing equipment that uses standard electrical outlets.

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