



TOWN OF FAIRFAX
Department of Planning and Building Services
142 Bolinas Road, Fairfax, California 94930
Steve Pantazes, Chief Building Official
(415) 458-2370 / Fax (415) 453-1618

When Is a Plumbing or Mechanical Permit Required?

(Excerpts from the California Plumbing and Mechanical Code)

103.1.1 Plumbing Permits Required. It shall be unlawful for any person, firm, or corporation to make any installation, alteration, repair, replacement, or remodel any plumbing system regulated by this code except as permitted in Section 103.1.2 or to cause the same to be done without first obtaining a separate plumbing permit for each separate building or structure.

103.1.2 Exempt Work from a Plumbing Permit. A plumbing permit shall not be required for the following:

1. The stoppage of leaks in drains, soil, waste or vent pipe, provided, however, that should any trap, drainpipe, soil, waste or vent pipe become defective and it becomes necessary to remove and replace the same with new materials, the same shall be considered as new work and a permit shall be procured and inspection made as provided in this Code.
2. The clearing of stoppages, including the removal and reinstallation of water closets or; the repairing of leaking in pipes, valves or fixtures, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes, or fixtures.

112.1 Mechanical Permits Required. Except as permitted in Section 112.2, no mechanical system regulated by this code shall be installed, altered, repaired, replaced or remodeled unless a separate mechanical permit for each separate building or structure has been obtained.

112.2 Exempt Work from a Mechanical Permit. A mechanical permit shall not be required for the following:

1. A portable heating appliance, portable ventilating equipment, portable cooling unit or portable evaporative cooler.
2. A closed system of steam, hot or chilled water piping within heating or cooling equipment regulated by this code.
3. Replacement of any component part or assembly of an appliance, which does not alter its original approval and complies with other applicable requirements of this code.
4. Refrigeration equipment, which is part of the equipment for which a permit has been issued pursuant to the requirements of this code.
5. A unit refrigeration system.

Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.
