



General Building Information

CITY OF HEMET BUILDING DIVISION
445 E FLORIDA AVENUE, HEMET, CA 92543
(951) 765-2475

WHAT ARE CONSTRUCTION PERMITS?

Construction Permits are documents obtained through the Building Division which authorize the start of construction or remodeling of a building in the City of Hemet.

There are six common types of permits:

Building Permit - Required to construct or modify a building or structure.

Electrical Permit - Required to install or modify an electrical system.

Plumbing Permit - Required to install or modify a plumbing system.

Mechanical Permit - Required to install or modify heating, ventilation, refrigeration, air conditioning and other related systems.

Combination Building - If working on a single family home or duplex, a Combination Building Permit may cover all of the building, electrical, plumbing, and mechanical work necessary for the job.

Block Wall - Required for any block wall over four feet high (measured from the bottom of the footing) and all retaining walls.

CODES AND LAWS

The Building Division is the agency charged with the administration and enforcement of municipal zoning and building regulations and requirements prescribed by California State law.

The City of Hemet uses the following model codes as the municipal building laws:

2007 California Building Code
2007 California Plumbing Code
2007 California Mechanical Code
2007 California Electrical Code
2007 California Energy Code
2007 California Fire Code

These model codes are followed by all California cities and counties and hundreds of other jurisdictions nationwide.

The Department also enforces certain California State requirements for minimum housing, energy

conservation, workers compensation certificates, and access for the physically disabled.

WHEN IS A PERMIT NEEDED?

Most major projects will require a permit of some kind. This is necessary to ensure that all buildings meet minimum standards that protect its occupants and neighbors, not only in everyday living, but also in case of emergencies and natural disasters.

However, some minor alterations are allowed without obtaining permits. The most common exceptions are:

One-story detached accessory buildings used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet.

Wood, chain link, plastic, metal or similar fences not over six feet in height above the lowest adjacent grade. However, height requirements will exist. Please contact the Planning Department for height requirements.

Moveable cases, counters and portions not over five feet nine inches high.

Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2 to 1.

Platforms, walks and driveways not more than 30 inches above grade and not over any basement or story below.

Interior painting, papering, and similar finish work. For exterior painting check with the Planning Department.

Window awnings supported by an exterior wall of Group R, Division 3, and Group M occupancies when projecting not more than 54 inches from the supporting wall.

Prefabricated swimming pools accessories to a Group R, Division 3 occupancy in which the pool walls are entirely above the adjacent ground and if the capacity does not exceed 5,000 gallons.

(This list is a summary of the 2007 California Building Code Section 105.2)

WHO CAN OBTAIN PERMITS

A building permit will be issued to:

The owner of the property where the work will be conducted.

A licensed contractor.

Authorized Agent: A notarized letter from the owner authorizing the agent to pull the permit must be on file.

GENERAL PROCESS

There are a number of general steps in the process for obtaining permits and inspection approvals:

An application must be prepared and signed, plans submitted and plan review fees paid.

Plans are reviewed for compliance with applicable codes and State Law and either approved or a set of corrections prepared.

Corrected plans are submitted, reviewed and approved.

The owner, authorized agent, or the contractor, pays the permit fee (and any other applicable fees) obtains the permit, a set of approved plans, and an Inspection Record Card for posting on the site.

Inspections for compliance with the approved plans are made at key times during construction and before work is concealed, and approvals recorded on the Inspection Record card. When the work is totally complete, a final inspection is made, the work approved, the hookup of utilities authorized, and a Certificate of Occupancy issued.

CONSTRUCTION NOISE REGULATIONS

The Municipal Code prohibits any construction from being performed except for the following hours:

June through September

Weekdays 6:00 a.m. to 6:00 p.m.

Saturdays: 7:00 a.m. to 6:00 p.m.

October through May

Weekdays 7:00 a.m. to 6:00 p.m.

Saturdays: 7:00 a.m. to 6:00 p.m.

Exceptions to these standards may be granted only by the Hemet Building Official and/or the city council.

DEPARTMENTAL PHONE NUMBERS

The Building Department is available for permit issuance from 8:00 a.m. to 4:30 p.m., Monday through Friday at 445 E. Florida Avenue for issuing permits. We are open and until 5:00 p.m. for providing information.

Building and Permits (951) 765-2475

Zoning (951) 765-2375

Plan Checking Questions (951) 765-2475

Inspection Request (24 Hours) (951) 765-2428

Flood Data Information (951) 765-2360

Business License Information (951) 765-2385

FAX Number (951) 765-2481

Call the Building and Permits phone number if you need information on the building code, fees, and permit forms.

Call the Planning Division if you need zoning information on setbacks, side yards, rear yards, front yards, and general zoning information. You can also obtain information on applying for zoning or setback variances.

To request an inspection, call the inspection request line machine at (951) 765-2428. This phone number can be called 24 hours a day. Inspections requested prior to 3:00pm will be inspected the following business day. Inspections requested after 3:00 pm will be scheduled for the second business day.