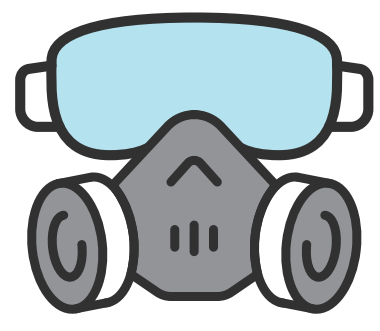


Permitting Fundamentals

Why do we have building codes and permits?

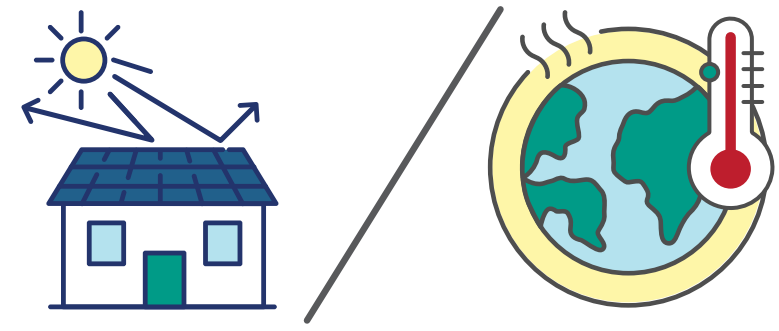
Codes advance public policy goals:



Health



Safety



Efficiency / Carbon



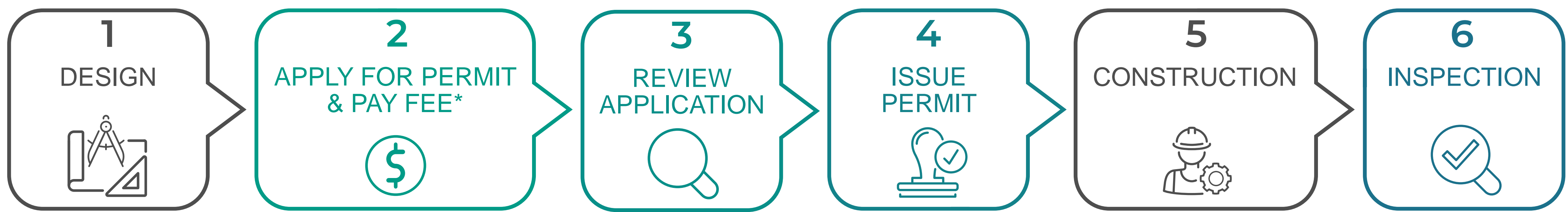
Liability

What are building codes?



California's Title 24 has 11 parts, such as the California Electrical Code (Part 3), Mechanical Code (Part 4), Energy Code (Part 6), and Fire Code (Part 9), that set fundamental standards for safe, affordable, and sustainable design.

Overview of process



* The cost of services provided by building departments are typically "recovered" through fees for permitting and inspection.

Who is involved?

Project sponsors/Applicants/Owners

Contractors

Plan Examiners & Inspectors
(Building, Plumbing, Electrical)

Others (Design/architect, HERS,
Special Inspection)

Challenges

- ✓ Unpermitted work compromises safety and sustainability
- ✓ Complexity of permit/inspection experience
- ✓ Intersection with other types of regulations
- ✓ Process cost (Permit fees, contractor time for application & inspections...)
- ✓ Inconsistent application requirements across the Bay Area
- ✓ Greater scrutiny on new type of equipment (HPWH) vs like-for-like (gas)

What one thing would you change to better align the permitting experience with public policy goals?

Handwritten suggestions for improving the permitting process:

- CONSISTENCY
- Add Value by Always Taking Steps
- Engage Property Owners. Convince Permits = Value
- Consistent permit requirements in all Bay Area Cities
- Express Permitting
- Free Permit IS. The incentive vs. because permit cost = incentive
- Regular meetings (email & post)
- Have the CCAs offer free permitting service to city and free to home and coordinated
- Free Permits!
- Right-size (with familiarity)
- Complexity of codes
- Consider not requiring a permit at all? (since 90% are not getting them now)
- Mail a Free Postcard permit to every home for a 120V HPWH. with a QR code for install/refer to inspect
- Virtual Inspection results in applicant shows what they want.
- Empire Permits: if installing HPWH, then include x documents y amounts in plans apply for 2 different permits like a How to Guide
- Merito Park Case Study: Council provided \$150k gen funds Building Dept.
- Roof = online permit. (good model)

How can HPWH permitting be simplified or improved while still supporting safety and energy efficiency?

Handwritten suggestions for simplifying or improving HPWH permitting:

- What is a CFR required? - Should a [Form] be required
- Certainty/consistency about documents required
- Cost of permit compared to HPWH Project Cost
- Instant permits No Plan Check!!!
- Right-size (with familiarity)
- Complexity of codes
- Consider not requiring a permit at all? (since 90% are not getting them now)
- Mail a Free Postcard permit to every home for a 120V HPWH. with a QR code for install/refer to inspect
- Free Permits!
- Inspection on sampling basis or self-certification
- Empire Permits: if installing HPWH, then include x documents y amounts in plans apply for 2 different permits like a How to Guide
- Virtual Inspection results in applicant shows what they want.