

When is a Building Permit Required?

City of Bishop – Building Department

In the City of Bishop, a **building permit is required for most types of construction, alteration, repair, or demolition** of structures. Obtaining a permit ensures that the work complies with building, safety, energy, and zoning codes.

Permit requirements are based on the California Building Code (Title 24, Section 105) and City of Bishop Municipal Code. For full details, please consult the California Building Standards Commission.

Permits Are Typically Required For:

- **New buildings or additions**
- **Interior remodels** (e.g., adding or removing walls, changing room use)
- **Garage conversions or accessory dwelling units (ADUs)**
- **Roof replacements**
- **Decks**, patios, porches, or balcony structures
- **Window and door replacements** (especially if altering framing)
- **Retaining walls** over 4 feet in height
- **Fences** over 6 feet high
- **Water heater replacement**
- **HVAC installations or replacements**
- **Electrical upgrades** (e.g., new service panel, adding circuits)
- **Plumbing work** (e.g., re-piping, sewer connections)
- **Solar energy systems**, Battery backup (ESS)
- **Demolition** of any structure
- **Change of occupancy** (e.g., converting a house into a business, garage into an ADU)

You Do Not Need a Permit For:

(California Building Code Section 105.2 - common exemptions)

- Minor repairs (e.g., painting, flooring, cabinets)
- Fences less than 7 feet high (please note that fences require planning department approval)
- One-story detached accessory structures under 120 square feet
- Prefabricated swimming pools less than 24 inches deep
- Swings and playground equipment accessory to a single-family home
- Replacing plumbing fixtures *without* modifying piping

- Sidewalks and driveways less than 30 inches above grade.
- Retaining walls less than 4 feet from bottom of footing to top of wall
- Painting, papering, tiling, carpeting, cabinets, counter tops and other finish work
- Shade cloth structures constructed for nursery or agricultural purposes, not including service systems
- Window awnings in group R-3 and U that do not project more than 54 inches from the exterior wall and do not require additional support
- 1 story detached accessory structures used as tool and storage sheds, playhouses and similar, only if the floor area does not exceed 120 square feet
- Nonfixed and movable fixtures, cases, racks, counters and partitions less than 5 feet 9 inches in height
- Water tanks supported directly on the ground not exceeding 5,000 gallons (about 18927.05 L) installed entirely above ground

 **Note:** Even if a permit is not required, the work must still meet all applicable codes and zoning requirements.

Still Not Sure?

If you're unsure whether your project requires a permit, please contact the City of Bishop Building Department at 760-873-8458 or publicworks@cityofbishop.ca.gov

We're happy to help you determine what's needed before you begin work.

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