



City of Lakewood
Community Development Department
Building & Safety
(562) 866-9771 Ext. 2350

Homeowners – For your Information:

Building permits are required for all construction, remodeling, or additions, such as:

Garages	Room Additions	Swimming Pools
Workshops, Sheds	Patio Covers, Awnings	Fences – Block Walls
Storage Buildings	Retaining Walls (over 3')	Bonus Rooms

Electrical, Plumbing, Mechanical, and Gas Piping permits are required for all installation of electrical wiring, garbage disposals, dryers, water heaters, sinks, swimming pool piping, spa (portable and in-ground) heating appliances, air conditioners, lawn sprinklers, water softener, solar and fans.

Future home sale or refinancing may require evidence of Code compliance for such work listed above.

Obtain a permit before starting work. Applications for a building permit will require two sets of plans, showing the following:

1. Plot Plan – Showing location, size, use of rooms, location of other buildings and structures on the lot, side and rear setback distances, distances between buildings, easements, streets and alley widths, location of any private disposal system or house sewer lines.
2. Floor Plan – Showing location, size, use of rooms, location and size of windows and doors.
3. Structural Plan – Showing the foundations, structural elevations and details pertinent to the forming of the building. Typical framing detail sheets and other data are available at our office.
4. Electrical and Plumbing Work – Showing switches, outlets and fixtures on plans. Homeowners may perform electrical and plumbing work if occupying building; otherwise, by a licensed contractor.

Note: Homeowners should verify that the proper permits have been obtained where work will be performed by others.

If you intend to convert your attached garage to a playroom, bedroom, etc., Please note that the Zoning Ordinance requires TWO covered parking spaces to replace the original garage. The new garage shall be built prior to the start of remodeling or conversion.

If you are going to build a fence, be sure to check with the Planning Section of the Community Development Department for setback requirements and height limitations.

Changes in Lot Drainage – Your property has been graded to properly drain to the street or a drainage course. Proposed buildings, fences, walls, walks, etc. may create a change in the lot drainage. Check with Building & Safety Section.

It is unlawful to use or permit the permanent use of any automobile, trailer, or house car for living or sleeping quarters anywhere in the City of Lakewood, except in a lawfully operated mobile home park.

Please contact the Building and Safety Section of the Community Development Department for further information or assistance.