

## **Culver City Building Safety Guidelines on when plans are required to be signed and stamped and when a contractor's license is required**

### **Signed and stamped plans required:**

The California Architects Board and the California Board for Professional Engineers and Land Surveyors define the following types of structures exempt and may be designed by unlicensed individuals:

- (1) Single family dwellings of wood frame construction not more than two stories and basement in height.
- (2) Multiple dwellings containing no more than four dwelling units of wood frame construction not more than two stories and basement in height.
- (3) Garages or other structures appurtenant to buildings described *(above)* of wood frame construction not more than two stories and basement in height.
- (4) Agricultural and ranch buildings of wood frame construction, unless the Building Official having jurisdiction deems that an undue risk to the public health, safety, or welfare is involved.

Mechanical, electrical, and plumbing contractors per state law may prepare drawings for work they are also installing, subject to Building Safety approval. **Note:** 1997 UBC Section 106.3.2 states: " The Building Official *(or Building Safety staff)* may require plans, computations, and specifications to be prepared by an engineer or architect licensed by the state to practice as such even if not required by state law. Please refer to the California Architects Board and the California Board for Professional Engineers and Land Surveyors for further information.

### **Licensed contractor required:**

The California Contractors State License Board defines the following types of permit applications as exempt from a licensed contractor pulling the permit:

- (1) If the cost of the work is less than \$500. Note: the permit application may not be for work that is part of a larger construction project.
- (2) If the permit application is for work incidental to the construction and repair of farming, dairying, agriculture, viticulture, or horticulture.
- (3) Owner/ builders who own and occupy the property on which they plan to construct, alter, repair, improve, or remodel a building or structure. A tenant *may* be considered an owner/ builder, this will be determined on a case by case basis by Building Safety staff.
  - a. The owner/ builder does the work himself or herself or through his or her

- own employees with wages as their sole compensation and the structure is not intended for sale.
- b. The owner/ builder is building a maximum of four single family dwellings per calendar year, and contracts with licensed subcontractors.
  - c. The number of structures is unlimited if the owner/ builder contracts with a general building ("B") contractor.
- (3) A homeowner improving his or her principal place of residence is exempt from licensure if all of the following exist:
- a. The work is performed prior to sale.
  - b. The homeowner resides in the residence for the 12 months prior to completion of the work.
  - c. The homeowner has not taken advantage of this exemption on more than two structures during any three year period.

**Outline of Contractor classifications:**

**"A" General Engineering Contractor:**

An "A" contractor's principal business is fixed works requiring specialized engineering knowledge, such as irrigation, drainage, water power, water supply, flood control, highways, streets and roads, bridges, overpasses, pipelines, industrial plants, power or utility plants, earthmoving, etc. An "A" contractor may contract to perform all or any part of a project that falls under the "A" classification.

**"B" General Building Contractor:**

A "B" contractor's principal business is any structure being built, requiring in its construction the use of at least two unrelated building trades or crafts; however, framing or carpentry projects may be performed without limitation. In some instances, a general building contractor may take a contract for projects involving one trade only if the general building contractor holds the appropriate specialty license or subcontracts with an appropriately licensed specialty contractor to perform the work.

Note: a general building contractor may not pull a permit for work, which falls under a specialty contractor classification unless the general building contractor also holds a state license in that specialty.

For new and remodeled single family residential construction, it will be Culver City's Building Safety policy to require specialty contractors only for plumbing, electrical, and mechanical work, if applicable, to be determined on a case by case basis.

For all other construction, Culver City Building Safety's requirement to use specialty contractors will be determined on a case by case basis.

**Specialty Contractors and Limited Specialty Contractor classifications:**

- C-2 Insulation and Acoustical Contractor
- C-4 Boiler, Hot Water Heating, and Steam Fitting Contractor
- C-5 Carpentry, Cabinet, and Millwork Contractor
- C-7 Low Voltage Systems Contractor
- C-8 Concrete Contractor
- C-9 Drywall Contractor
- C-10 Electrical Contractor
- C-11 Elevator Contractor
- C-12 Earthwork and Paving Contractor
- C-13 Fencing Contractor
- C-15 Flooring and Floor Covering Contractor
- C-16 Fire Protection Contractor
- C-17 Glazing Contractor
- C-20 Warm Air Heating, Ventilating, and Air Conditioning Contractor
- C-21 Building Moving, Demolition Contractor
- C-23 Ornamental Metal Contractor
- C-27 Landscaping Contractor
- C-28 Lock and Security Equipment Contractor
- C-29 Masonry Contractor
- C-31 Construction Zone Traffic Control Contractor
- C-32 Parking And Highway Improvement Contractor
- C-33 Painting and Decorating Contractor
- C-34 Pipeline Contractor
- C-35 Lathing and Plastering Contractor
- C-36 Plumbing Contractor
- C-38 Refrigeration Contractor
- C-39 Roofing Contractor
- C-42 Sanitation System Contractor
- C-43 Sheet Metal Contractor
- C-45 Electrical Sign Contractor
- C-47 General Manufactured Housing Contractor
- C-50 Reinforcing Steel Contractor
- C-51 Structural Steel Contractor
- C-53 Swimming Pool Contractor
- C-54 Tile Contractor (Ceramic and Mosaic)
- C-55 Water Conditioning Contractor
- C-57 Well Drilling Contractor
- C-60 Welding Contractor
- C-61 Limited Specialty Contractor
- D-03 Awnings
- D-04 Central Vacuum Systems
- D-06 Concrete Related Services
- D-09 Drilling, Blasting, and Oil Field Work

- D-10 Elevated Floors
- D-12 Synthetic Products
- D-16 Hardware, Locks, and Safes
- D-21 Machinery and Pumps
- D-24 Metal Products
- D-28 Doors, Gates, and Activating Devices
- D-29 Paper Hanging
- D-30 Pile Driving, Pressure Foundation Jacking
- D-31 Pole Installation and Maintenance
- D-34 Prefabricated Equipment
- D-35 Pool and Spa Maintenance
- D-38 Sand and Water Blasting
- D-39 Scaffolding
- D-40 Service Station Equipment and Maintenance
- D-41 Siding and Decking
- D-42 Sign Installation
- D-49 Tree Service
- D-50 Suspended Ceilings
- D-52 Window Coverings
- D-53 Wood Tanks
- D-56 Trenching
- D-59 Hydroseed Spraying
- D-62 Air and Water Balancing
- D-63 Construction Cleanup
- D-64 Nonspecialized
- D-65 Weatherization and Energy Conservation

Please refer to the California Contractors State License Board for further information.