



Planning Department
Building and Safety Division

Guidelines to Ordinances and State Requirements Triggered by Building Permits Based on Type and Value of Construction

Point of Sale

- **RECO** (Residential Energy Conservation Ordinance) Requires certain energy conservation measures be installed in residential buildings. Administered by Building and Safety. For more information, go to <http://www.ci.berkeley.ca.us/sustainable/residents/ResSidebar/RECO.html>
- **CECO** (Commercial Energy Conservation Ordinance) Requires that certain energy conservation measures be installed in commercial buildings. Administered jointly by Office of Energy Services and Building and Safety. For more information, go to <http://www.ci.berkeley.ca.us/sustainable/buildings/ceco.html>
- **PSL** (Sewer Lateral Replacement) Applies to all buildings – commercial or residential. Requires that the upper sewer lateral be inspected and replaced or repaired. Administered by Public Works. For more information, go to <http://www.ci.berkeley.ca.us/pw/sewers/sewer.html>

\$1,000 in building permit valuation

- Installation of smoke detectors – exception for exterior work such as roofing and siding. In most cases, battery operated smoke detectors are acceptable for single-family homes.

\$50,000 in valuation for remodeling projects

- **RECO** – see Point of Sale triggers above
- **CECO** – see Point of Sale triggers above
- **PSL** – Applies to all buildings – commercial or residential - when 2 or more plumbing fixtures are involved. Requires that the upper sewer lateral be inspected and replaced or repaired. See link above.

\$100,000 in valuation for remodeling projects

- **PSL** - (Sewer Lateral Replacement) Applies to all buildings –commercial and residential, regardless of number of plumbing fixtures involved. Same requirements as above.
- **C and D** - Construction and Demolition Debris Recycling – Requires approval of a recycling plan and monitoring of recycling debris in conjunction with issuance and sign off of building permit

Demolition Permits

- **C and D** - Construction and Demolition Debris Recycling – Requires approval of a recycling plan and monitoring of recycling debris in conjunction with issuance and sign off of building permit

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Disabled Access Requirements

- **New buildings** need to meet all disabled access requirements. Requirements are found in the latest edition of the California Building, Plumbing and Mechanical Codes. Chapter 11A covers residential buildings and Chapter 11B for commercial buildings.
- **Existing buildings** (commercial buildings and hotels and other public accommodations. Certain work on apartment buildings and all one and two family dwellings are exempt.
 1. When the value of the work exceeds \$116,837, (the amount changes increases January 1st each year), the following items must comply - path of travel to the area of the work, primary entrance, restrooms, drinking fountains, telephones and parking.
 2. When the value of the work is less than \$116,837, 20% of the valuation must be spent on disabled access upgrades in the following order- path of travel to the area of the work, primary entrance, restrooms, drinking fountains and parking.
 3. Each time a permit is applied for, compliance is required to be reviewed. The exception is when all elements as outlined in #2 are in compliance and there have been no changes in the code since the last permit, then no further work is triggered. When all access work has been previously completed or if additional work is required, compliance has to be demonstrated on the plans.
- **Notes:**
 1. Disabled access requirements are complicated. Depending upon the circumstances of the individual project and the specific code requirements applying to the project, exceptions can sometimes be granted for 'unreasonable hardships' when equivalent facilitation is provided. Equivalent facilitation is an approved alternate method of achieving accessibility complying with the requirements.
 2. Exceptions and alternate methods can also apply to qualified historic buildings. See the California State Historic Building Code found in the back of the current edition of the California Building Code.

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