



Town of Tiburon – Building Division www.townoftiburon.org

1505 Tiburon Boulevard, Tiburon, CA 94920 Office: 415-435-7380, Fax: 415-435-7395

Building Permits Required (Single Family Dwellings)

All new installations listed below require a permit from the Building Division. The following is only a partial list and other items that are not listed may require a permit. Please contact the Tiburon Building Division for clarification.

Note: In some instances, your homeowner's insurance policy may be voided if it is found that work was done without a required permit. Separate Design Review approval is also required for many of the exterior items listed below.

Building permits

- Bathroom remodels
- Kitchen remodels
- Carports and garages
- Patio covers/trellises
- Patio enclosures/Sunrooms
- Storage sheds
- Storage lofts
- Decks/porches/landings
- Stairs
- Retaining walls/garden walls
- Fences
- Garage conversions to living space
- Room additions
- Roofing
- Doors and windows (added or replaced)
- Skylights
- In-ground pools/spas
- Termite/dry-rot repair
- Siding
- Antennas/satellite dishes

Mechanical permits

- Air conditioning systems
- Central vacuum systems
- Kitchen hoods
- Duct installations
- Exhaust fans

Mechanical permits (continued)

- Furnaces/heating units
- Ventilation systems
- Wood/pellet stoves and inserts

Plumbing permits

- Bathtubs/showers, bidets, sinks/lavatory
- Gas piping
- Irrigation systems
- Sewer ejectors/lift pumps
- Solar water heating systems
- Water heaters (includes tankless)
- Water softeners
- Sump pumps
- Water piping
- Radiant floor systems (water-heated)
- Pools and spa plumbing

Electrical permits

- Service/sub panel (added or replaced)
- Roof/ground mounted solar systems
- Receptacles/branch circuits (added)
- Receptacles added for car chargers
- Lighting/branch circuits (added)
- Bonding paths around swimming pools
- All hard-wired appliances, water heaters, pool equipment, air conditioners, space heaters, clothes dryers, garbage disposals, spa/hot tubs, steam room equipment

The following is a list of installations that **do not require a building permit**. Please note that separate design review approval may be required where the item is followed by *. Please contact the Planning Division at 415-435-7390 for clarification.

- Detached play structures* that do not exceed 120 square feet in area, do not exceed 12 feet in height above grade, and do not contain plumbing, electrical, or heating or cooling appliances;
- Painting, wall paper, tiling, carpeting, counter tops (that do not include sinks or lavatories), and similar finish work (wood flooring);
- Pre-fabricated swimming pools* that are less than 24 inches deep, hold less than 5,000 gallons, and are installed entirely above ground;
- Swings and other playground equipment* accessory to detached one-family or two-family dwellings