



County of San Diego, Planning & Development Services POST-FLOOD PERMITTING SUPPORT BUILDING DIVISION

As residents work to recover from a flooding event, the County of San Diego provides permitting for the removal of damaged construction materials and their replacement. When replacing like for like no plans will be required. After a building permit is issued a building inspector can come out to observe the areas that will be removed and replaced.

If a retaining wall needs to be replaced a County Standard may be used if the conditions support the design requirements [Retaining Walls - Sloping Backfill \(PDS 083\)](#) & [Retaining Walls - Level Backfill \(PDS 084\)](#). If County standards are not used engineering and plans will be required for a permit.

If repairs are needed for a mobile home you will need to seek a permit from the State Housing & Community Development Department (HCD). [Alterations to MH](#)

A [Residential Building Permit Application \(PDS 291\)](#) can be found on-line at [Building Forms and Handouts](#).

Below are some typical permit requirements after flood damage:

- Exterior siding or plastering (NOTE: Projects in a Wildland-Urban Interface (WUI) area shall meet section 92.1.707A of the County Building Code.)
- Replacement or repair of interior drywall
- Non-masonry fencing and free-standing walls
- Water heater replacement
- Replacement of electrical outlets
- Electric heat pumps and air conditioner replacement
- Window replacements with the same net open-able area (NOTE: Replacement windows shall comply with all the following:
 - Windows shall meet prescriptive U-Factor and SHGC limits specified in the *California Building Energy Efficiency Standards* for the applicable climate zone (see [PDS 409](#)).
 - Windows on projects in a WUI area shall be dual-glazed with a minimum of one tempered pane or 20-minute fire-rated per section 92.1.708A.2.1 of the County Building Code.
 - Windows serving as emergency egress openings shall meet section R310.1 of the *California Residential Code* or section 1030 of the *California Building Code*, as applicable.
- Door replacements

Exempt from permits:

- Flooring carpet, tile, wood...
- Cabinet replacement
- For a full list of exempt items review form [Building Permit Requirements Exemptions \(PDS 110\)](#).

If you have more questions, please email PDSEngineeringpermitcounter@sdcounty.ca.gov.

Work exempt from a building permit does not exempt you from complying with the Zoning Ordinance, Public Health and Safety Codes, or any other County, State, or Federal Regulations.

The County will work with everyone to repair areas that were damaged in a flooding event. Additional permitting may be required for structures that were not permitted or that were altered without a building permit to add additional square footage to an existing building or home.