



Permits & Regulations to Know Before You Build

Planning a new home build, remodel, or addition on the Monterey Peninsula? Before you start, it's a good idea to read up on the local permit process. This guide breaks down what you need to know to avoid delays and move forward with confidence.

Do You Need a Permit?

In most cases, yes, especially if your project involves changes to a home's structure, systems, or exterior. This includes:

- ✓ New construction
- ✓ Additions or major renovations
- ✓ Electrical, plumbing or HVAC updates
- ✓ Guest houses or ADUs
- ✓ Driveways, fences, or drainage work
- ✓ Structural Work (e.g., removing walls, adding decks, or replacing roofs)

Some small repairs or cosmetic updates may not need a permit. However, you should always check with your local planning department before starting any work!

Need Help?

You don't have to tackle the permit process on your own. Working with Lewis Builders means challenges are anticipated and worked through with you, so we keep your

Common Permits & Approvals

Depending on your project's scope, you may need one or more of the following:

Building Permit

Required for most construction, electrical, and plumbing work

Design Review Permit

If your home is in Carmel or has historic status

Environmental & Coastal Permits

For properties near the coast, wetlands, or protected trees

Encroachment Permit

If work affects public areas like sidewalks or roads



project running on schedule. Interested, or have additional questions? **Contact Lewis Builders today to start your project with confidence!**

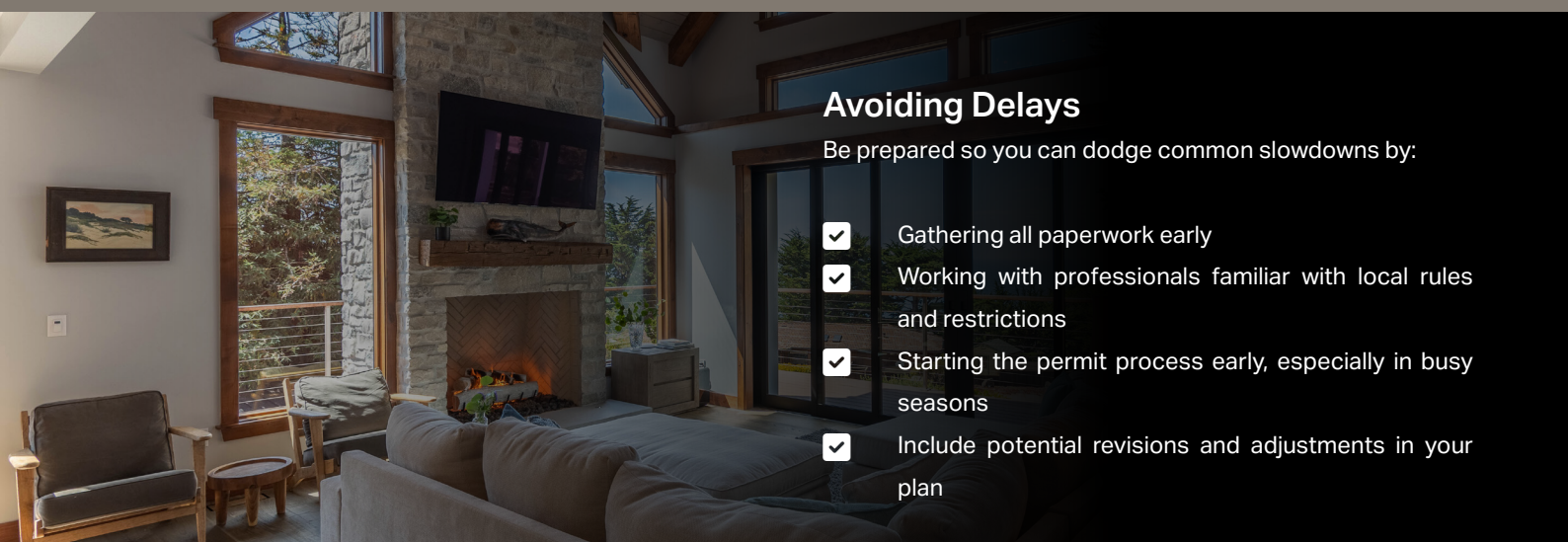
Typical Timelines to Obtain a Permit

SMALL REMODELS:	1-3 months
MAJOR RENOVATIONS:	3-6 months
NEW HOMES:	6-12+ months

Projects in coastal or historic areas (like Carmel) may take longer due to extra approvals. Need to move in before everything is done? A Temporary Certificate of Occupancy may allow partial use while final work is completed.

The Permit Process: Step by Step

1. Before applying, check feasibility by confirming your project meets zoning and environmental rules
2. Submit site drawings, structural plans, and other required documents
3. The city reviews your application and may request changes. Can take up to several weeks
4. Pay permit fees - based on size and complexity of your project
5. The city inspects at key stages of construction - foundation, framing, electrical, plumbing, and final walk-through
6. Once inspections are complete, you'll receive a Certificate of Occupancy



Avoiding Delays

Be prepared so you can dodge common slowdowns by:

- ✓ Gathering all paperwork early
- ✓ Working with professionals familiar with local rules and restrictions
- ✓ Starting the permit process early, especially in busy seasons
- ✓ Include potential revisions and adjustments in your plan

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