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## Los Angeles Remodeling Permit & Inspection Guide

One of the first questions I hear from homeowners is, 'Do I really need a permit for this?' The short answer is always yes. A permit is required for almost everything beyond paint and basic cosmetic upgrades.

Permits aren't some mysterious mandate passed by a shadowy board. They exist to safeguard your home and keep your project on solid ground. The permitting process makes sure your home meets safety codes, follows proper construction practices, and is built to last.

Hopefully, I can break down the permit and inspection process, so you'll know exactly what to expect. Here it is:

### When Permits Are Required

In Los Angeles, permits are needed for almost every major remodel or addition.

Here are the most common cases:

- Kitchen remodels: plumbing, electrical, structural changes, or moving walls.
- Bathroom remodels: new fixtures, plumbing, electrical, or reconfigurations.
- Room additions: foundation, framing, windows, roofing, utilities.
- ADUs: **all detached and garage conversions require full permits.**
- Electrical upgrades: new panels, wiring, recessed lighting, or outlets.
- Plumbing changes: new supply lines, drains, or fixture relocation.
- Structural changes: moving or removing load-bearing walls, seismic retrofits.

Notice a pattern here? Exactly! You need a permit for almost all major, and sometimes minor work (electrical, plumbing). In today's construction climate, regulations and codes, etc., the only thing I can think of that doesn't require an inspector's approval is painting... at least not yet!

## The Permit Process: Step by Step Initial Plans & Drawings

Architectural plans, or drawings, are prepared to show the scope of work. They're essentially a preview of what your floor plan will look like once the work is complete and the dust has settled, or maybe the other way around.

For larger projects like additions or ADUs, **Title 24 energy** documentation and engineering calculations are also required.

**What is Title 24?** It's part of the California Code of Regulations. It sets rules for how buildings both new construction and remodels must be designed and built to save energy, reduce waste, and cut greenhouse gas emissions.

**Plan Submission** (no surrender here! We're just getting warmed up).

- Plans are submitted to the Los Angeles Department of Building and Safety (LADBS).
- Plan Check  
A city plan checker reviews the drawings for compliance with codes. This stage often comes with corrections or revision requests.
- Resubmittal  
Corrections are made and plans are resubmitted. This cycle may repeat until approval is granted.
- Permit Issuance  
Once approved, permits are issued. At this point, construction work can legally begin.

## Inspections During Construction

Inspections are scheduled at specific stages:

- Foundation and Framing – after the structure is set.
- Rough Plumbing and Electrical – before drywall goes up.
- Insulation and Sheathing – as required by Title 24.
- Final Inspection – once everything is complete.

**Final Signoff** (or as I like to call it, the Gold Star).

After the final inspection passes, the city closes the project. That's your cue to celebrate, maybe even crack open something cold.

## Permit Costs

Permit costs vary depending on the size and complexity of the project. Typical ranges for Los Angeles are:

Small kitchen or bathroom remodels: \$1,500–\$3,500

Room additions: \$3,500–\$7,500 ADUs: \$8,000–\$15,000+ depending on size and scope

## Timelines

The permitting process often takes longer than the actual construction prep. *[French narrator voice: ‘Tree months lay-tair...’]*

- Bathrooms & Kitchens: 3–6 weeks for approval.
- Room Additions: 6–10 weeks depending on corrections.
- ADUs: 2–4 months due to the complexity of drawings and reviews.

Inspections during construction are usually scheduled within a few days, though delays can happen during busy city periods. In my experience, online scheduling is the fastest option, and most local housing departments are reliable and punctual.

## Common Mistakes Homeowners Make

- Starting work without permits.
- Submitting incomplete or inaccurate drawings.
- Underestimating how long plan check and corrections take.
- Not scheduling inspections early enough.

### Grandpa’s Advice:

*“You don’t know what’s ahead on that road, so keep your eyes peeled.”*

The same is true in construction. Mistakes often cost more in the long run than just doing it right the first time.

## How We Handle It For You

At City of Angels Construction, we manage the entire permit and inspection process from start to finish:

- Preparing and submitting drawings
- Working with drafters and engineers for structural and energy compliance
- Handling corrections with specific city and county building departments
- Scheduling inspections and meeting inspectors onsite

That way, you don't have to deal with the paperwork, phone calls, or city exchange.

Permits and inspections may feel like hurdles, but they're really about making sure your remodel is safe, legal, and built to last. With the right team managing the process, they don't have to be stressful.

We'll take care of all the details for you!



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