



Build Inside the Triangle™

City of Tracy  
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## BUILDING PERMIT REVIEW TIME-FRAMES

### RESIDENTIAL ON-LINE PERMITS (INSTANT)

Electrical Service Change  
HVAC Replacement  
Reroof  
Sewer Line Repair/Replacement  
Temporary Power Poles  
Water Heater Replacement  
Water Softener Installation

### SAME DAY ISSUANCE

#### Building:

Board-up  
Dry Rot Repair (minor like-for-like)  
Reroof  
Remodel (Kitchen & Bathroom Like-for-Like)  
Siding or Stucco Application  
Termite Repair  
Window Replacement Retrofit <15 (like-for-like)

#### Electrical:

Irrigation Controller  
Replacement of Lights, Outlets, Switches  
Service Change & Subpanel (Residential)  
Temporary Generator (Events Only)  
Temporary Power Poles

#### Plumbing:

Drain Line Repair  
Gas Line Repair/Modification  
New Gas Appliance  
Sewer Line Repair/Replacement  
New Sewer/Water Connection  
Water Heater Replacement  
Water Line Repairs  
Whole House Water Re-pipe (No Fire Sprinklers)

#### Mechanical (Residential):

Replacement of Air Conditioner  
Replacement of Furnace  
Replacement of Cooling Coil  
Replacement of Condenser  
Whole House Fan/Exhaust Fan

### 5 DAY REVIEW (WORKING DAYS)

Demolition (Residential Buildings & Pools)  
EV Chargers (Residential)  
Generators (Residential or Temporary)  
HVAC Changeouts (Commercial)  
Patio Covers/Sunrooms/Carports (Pre-Engineered)  
(Residential)  
Photovoltaic Systems (Residential)  
Spa Hookup  
Whole House Re-wire (Residential)  
Window Replacement Retrofit 16+ (like-for-like)

### 10 DAY REVIEW (WORKING DAYS) \*\*

- Most Resubmittals/Minor Revisions/Deferred Submittals  
Accessory Dwelling Units (Pre-Approved Plans by City)  
Demolition (Commercial)  
EV Chargers (Commercial)  
Fire Sprinklers (Residential-single lot only)  
Foundation Repairs (Residential)s  
Generators (Commercial)  
Lights, Switches and Outlets (NEW Commercial)  
Patio Covers/Sunroom/Carport (Non-Pre-Engineered)  
(Residential)  
Plot Plan Review for Production Homes  
Retaining Walls  
Service Change & Subpanel (Commercial)  
Signs (Monument and Wall)  
Special Events  
Swimming Pools (Residential)  
Temporary Use Trailers  
Wall Over 4' (Masonry or Concrete)  
Wood Fences Over 7' Tall or as Pool Barrier

### 20 DAY REVIEW (WORKING DAYS) \*\*

- Major Resubmittals/Revisions/Deferred Submittals  
Accessory Dwelling Units  
Additions  
Commercial/Industrial (NEW)  
Decks Over 30" Above Grade  
Dock Levelers  
Fire Sprinklers (Residential Master Plans)  
Foundation Repairs (Commercial)  
Multi-Family Dwelling/Apartments  
Photovoltaic Systems (Commercial)  
Remodel (Residential)  
Single Family Dwelling/Duplex  
Storage Racks  
Storage Tanks  
Swimming Pools (Commercial)  
Tenant Improvements  
Towers/Antennas  
Trash Enclosures  
Window Replacement (not like-for-like)

**\*Please allow 1-2 business days for processing intake and approvals.**

**\*\*An expedited Plan Review is available for an additional Fee. Please Ask for details.**

**Submittals after the 3rd review and all Revisions are charged at an hourly rate with a 1/2-hour minimum. For rates & fees, please see our Master Fee Schedule on our website.**