

La Solana Unit Renovations, City of Surprise Permit Required FAQ

Electrical System Projects

1. Replacement of a unit's existing main electrical panel.

Permit required, no review, inspection mandatory.

2. Replacement of an existing circuit breaker of greater than a 25 Amp rating.

Replacement of "like for like sizing" does not require a permit.

3. Removal & replacement of all existing circuit outlets for cosmetic purposes only.

Receptacle or switch device (not the outlet box) change out, does not require a permit.

4. Addition of a new circuit from a unit's main panel.

4.1 Adding a new circuit, no matter the size, requires a permit and review.

4.2 Adding a circuit greater than 40A requires a load calculation and panel directory schedule of the main service for review. A high-resolution photo of the panel directory and breakers for verification may be required.

5. Addition of new device to/or relocation of an existing device (outlet, switch, light fixture) of an existing unit circuit.

Adding or relocating an electrical device or fixture outlet requires a permit and review.

Changing of a light fixture that does not change the location or wiring and the outlet box is rated for the weight of the fixture (like for a ceiling fan with lights or chandelier) does not require a permit.

6. Addition of Recessed Ceiling Lighting Fixtures.

Permit required, no review and only acceptable lighting product for installation in ceilings is a ceiling fire resistance assembly rated for 2 hours minimum per UL263, ASTM E119.

Heating Ventilation & Air Conditioning (HVAC) System Projects

1. Full HVAC System replacement of "Like for Like" equipment.

Permit required with no review, inspection mandatory.

2. Full HVAC System replacement of other than "Like for Like" equipment.

Permit required however this is not an 'engineering' review. A plan review of the required Manual JSD documents that verifies the type/sizing of the HVAC equipment and ducting and any change to the electrical system is required.

The contractor doing the work will know what the Manual JSD documents are and should provide them to the homeowner or applicant.

Plumbing Systems Projects

1. Removal, replacement and/or relocation of existing shower mixing supply valve.

Permit required, no review, inspection mandatory.

2. Removal and replacement of existing shower pan or “one piece” shower enclosure.
Permit required, no review, inspection mandatory.
3. Removal, replacement and/or relocation of existing bathtub mixing supply valve.
Permit required, no review, inspection mandatory.
4. Removal and replacement of existing bathtub or “one piece” bath enclosure.
Permit required, no review, inspection mandatory.
5. Removal and replacement of existing washing machine water supply valves, drain waste vent piping or in-wall enclosure box connections.
Any change to the drain waste vent system requires permit and plan submittal for review.
6. Removal, relocation or replacement of existing refrigerator water supply valve or in-wall enclosure box.
Relocation of the water supply valve requires permit with no review, inspection mandatory.
Replacement of the valve does not require a permit.
7. Replacement of water heater “Like for Like” equipment (40 gallon electric, 3700 watts)
Does not require a city permit.
8. Replacement of water heater other than “Like for Like” equipment (40 gallon electric, 3700 watts)
Replacement other than “Like for Like” requires a permit with a review, inspection mandatory.

Structural Projects

Any structural change, adding or removing walls, changing door/window opening sizes etc., requires a permit and a review.

1. Replacement of Unit Entry Door(s)
Does not require a city permit.
2. Replacement of Unit Window Assembly or Sliding Glass Door Assembly
Permit required, no review unless there is a change to the “rough opening” size, inspection mandatory.
3. Replacement of Only Glass in a Unit Window or Sliding Glass Door
Does not require a city permit.

[City of Surprise Permits & Applications Link](#)

02/06/2024

Source: Chris Knight, City of Surprise

Building Plans Examiner

City of Surprise

623-222-3130 phone

623-222-3005 fax

chris.knight@surpriseaz.gov