CITY OF CITRUS HEIGHTS

BUILDING & SAFETY DIVISION
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Building & Safety Division Frequently Asked Questions

Q: What building codes are currently used in the City?
A: We are currently using the 2025 version of the California Building Codes (Title 24 of the California Code of Regulations), which consist of the Building, Residential, Plumbing, Mechanical, Fire, Electrical, Green Building Standards (CalGreen), Historical, Existing Building and Energy Codes, along with the Citrus Heights Municipal Code for swimming pools, moving buildings and mobile homes.

Q: What is the Disabled Access Construction Cost Index?
A: The current valuation threshold is $209,208 (as of January 2026).

Q: What is the Climate Zone for the City of Citrus Heights?
A: The City is in Climate Zone 12.

Q: What Seismic Category is the City in?
A: The City is in Seismic Category D.

Q: What is the Exposure Category and Basic Design Wind Speed for Citrus Heights?
A: The Basic Design Wind Speed for design in Citrus Heights can vary from 85 MPH to 105 MPH, depending on the Risk Category of the building (the average Wind Speed for a Risk Category II building, which is most common, is 90 MPH), and the Exposure Category is C, unless you can justify Exposure Category B. Basic Design Wind Speed is in CBC 1609.3, Exposure Category is in CBC 1609.4.3.

Q: What are the times I can submit my plans for review? Do I need to make an appointment?
A: Public Counter hours are Monday through Friday (excluding holidays), 8AM to 4PM. All plan submittals are taken electronically at https://citizen.citrusheights.permitcity.com/auth/login.

Q: Can I submit my plans for Fire District approval at City Hall?
A: Sac Metro Fire has personnel available Mondays, Wednesdays and Fridays from 8AM to 4PM (subject to change) to answer questions and assist with fire inspection and review related issues. Metro Fire plan submittals are only accepted electronically. Metro Fire plan submittal is a separate process from the submittal to the City, and you will need to pay for your review separately and directly to the Fire District. More information can be found at https://metrofire.ca.gov/construction.

Q: Do I need a permit for a patio cover if it's not attached to my house?
A: Possibly. Any stand-alone solid-covered residential accessory structure that exceeds 120 square feet in floor area requires a permit. Also any residential accessory structure that is attached to a house, regardless of size, requires a permit.

Q: What kind of residential work requires a permit?
A: Most work that involves plumbing, electrical, mechanical or structural elements requires a permit. For a list of what work you can perform without a permit, See our handout "*Projects Requiring a Building Permit*" for more information.

Q: How much does it cost for a permit?
A: The costs vary by permit type, scope of work, and contract value for the project. For more information on fees, contact Permit Services at (916) 727-4760, or at Building@CitrusHeights.net.

Q: How long does it take to get my plans approved?
A: Average turn-around time for building permit plans is ten days for the first set of comments. Review times may be adjusted based on the complexity of the project.

Q: Can I draw my own plans?
A: Under certain circumstances, it is possible to draw your own plans. However, this is the exception, and not necessarily the rule. See our handout "*Preparation of Plans and Specifications"* for more information.

Q: What inspections do I need for my Re-roofing permit?
A: Currently, we require two inspections for most residential Re-roofing permits: a roof deck inspection, and a final inspection.

A Roof Deck inspection is done prior to placement of the new roofing material, and consists of verification of 6 major components:

1. Roof structure – The roof structure must possess the capacity to support the anticipated weight of the roof system being installed and live loads. Areas of weakness can result in serious deflection, unusual bounciness and movement in the deck, corrosion of steel deck surfaces or rotted wood planks.
2. Deck Surface – Note whether the deck surface is uninterrupted, clean, and dry. Before a roofing system can be installed, the deck surface must be continuous, free from all dirt and debris and thoroughly dry.
3. Deck Slope – Determine the deck slope and direction. A positive slope is a deck surface which slopes in two or more directions toward a drain, gutter or scupper. A positive slope ensures 100 percent water drainage from the roof deck.
4. Roof Openings – Note whether roof openings are reinforced under the deck. Reinforcement of roof openings is installed to avoid deflection at these locations.
5. Blocking / Nailing – Note whether all blocking and nailers are in place and securely fastened, and ensure proper installation, per roofing manufacturers' specification.
6. Other trade components - Determine whether or not all other trades (heat and air, solar, etc.) have completed their roof penetrations. All roof penetrations to be made by trades such as plumbing, heating and electrical must be completed before the roofing application can begin to ensure proper tie-in.

A Final Roof Inspection is conducted once the roof is completed, and any inconsistencies or corrections have been addressed. The Final Roof Inspection should be a formality to verify the completion of the roofing project, and the last step needed to complete the roofing inspection process.

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