

## Summer Burlison

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**From:** Summer Burlison  
**Sent:** Friday, October 9, 2020 9:53 AM  
**To:** Tripatinder; Wesley Mercado  
**Subject:** RE: Overhead Powelines

Trip,

I don't think it's possible to confirm what is required without seeing plans showing the exact scope of work. There is too much left to misinterpretation by a generalized characterization of a scope that is 'not demolishing but fully replacing the interior and exterior of the home'. It may be helpful for you to consult with a contractor or other professional to strategize about the appropriate level of work you desire to take on.

Regards,  
Summer

Summer Burlison  
Senior Planner  
San Mateo County Planning & Building Department

**\*\*Due to County protocol surrounding COVID-19, the Planning and Building Department's public assistance counters are closed and staff has been directed to work remotely until further notice. Please refer to our website for temporary closure information/updates, <https://planning.smcgov.org>.**

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**From:** Tripatinder <tripchowdhry@yahoo.com>  
**Sent:** Thursday, October 1, 2020 5:23 PM  
**To:** Summer Burlison <sburlison@smcgov.org>; Wesley Mercado <wmercado@smcgov.org>  
**Subject:** Re: Overhead Powelines

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Thanks Summer and Wesley,

This is very helpful.

So can you please confirm that as long as the home is not demolished, the exterior and the interior of the home can be fully replaced without having the need to comply with the current zoning, building and fire codes, including for undergrounding utilities, any fire sprinkler, or fire access requirements.

Thanks

Trip

On Wednesday, September 30, 2020, 12:39:23 PM PDT, Wesley Mercado <wmercado@smcgov.org> wrote:

Hello,

I would concur with Summer. Demolishing the house and building brand new is a totally different question from what was asked before with remodeling.

Wesley Mercado

Building Permit Coordinator

455 County Center, 2<sup>nd</sup> Fl

Redwood City, CA 94063

Please follow COVID-19 Requirements for Small Construction projects:

[APPENDIX B-1: Small Construction Project Safety Protocol](#)

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**From:** Summer Burlison <[sburlison@smcgov.org](mailto:sburlison@smcgov.org)>

**Sent:** Wednesday, September 30, 2020 9:41 AM

**To:** Tripatinder <[tripchowdhry@yahoo.com](mailto:tripchowdhry@yahoo.com)>; PLANNING\_BuildingCounter <[BuildingCounter@smcgov.org](mailto:BuildingCounter@smcgov.org)>

**Subject:** RE: Overhead Powelines

Hi Trip,

Your questions are crossing over between Planning and Building regulations. Additionally, remodeling an existing house and demolishing it and building a new house are two totally different scopes from a regulatory perspective. If you are building a new home (regardless of whether an existing home was onsite and demolished or the site is vacant – no previous development), the new home will be required to comply with all current zoning, building and fire codes, including for undergrounding utilities, any fire sprinkler, or fire access requirements.

Specifically for Planning – the Design Review District requires underground utilities. For existing overhead utilities where the house is being demolished and a new house being rebuilt, Planning, under the DR regs, would require utilities to be undergrounded.

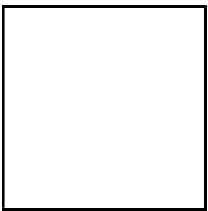
For fire access compliance, if you are demolishing and building a new house, all fire access compliance requirements would apply.

Regards,

Summer

Summer Burlison

Senior Planner



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**From:** Tripatinder [<mailto:tripchowdhry@yahoo.com>]  
**Sent:** Wednesday, September 30, 2020 9:01 AM  
**To:** Summer Burlison <[sburlison@smcgov.org](mailto:sburlison@smcgov.org)>; PLANNING\_BuildingCounter <[BuildingCounter@smcgov.org](mailto:BuildingCounter@smcgov.org)>  
**Subject:** Re: Overhead Powelines

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Thanks Wesley,

So as long as we do not touch the power poles, we can demolish the old house and rebuild a new house, without having the need to move the power lines underground or require a fire code compliant access to the home?

If we grade and widen the access to the house on APN 048-076-130, would we need to make the new access fire code compliant?

Thanks

Trip

On Tuesday, September 29, 2020, 05:28:12 PM PDT, PLANNING\_BuildingCounter <[buildingcounter@smcgov.org](mailto:buildingcounter@smcgov.org)> wrote:

Well, if they're existing and not getting touched, Building wouldn't make that a required change.

Wesley Mercado

Building Permit Coordinator

Please follow COVID-19 Requirements for Small Construction projects:

[APPENDIX B-1: Small Construction Project Safety Protocol](#)

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**From:** Tripatinder <[tripchowdhry@yahoo.com](mailto:tripchowdhry@yahoo.com)>

**Sent:** Tuesday, September 29, 2020 5:23 PM

**To:** Summer Burlison <[sburlison@smcgov.org](mailto:sburlison@smcgov.org)>; PLANNING\_BuildingCounter <[BuildingCounter@smcgov.org](mailto:BuildingCounter@smcgov.org)>

**Subject:** Re: Overhead Powelines

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Thanks Wesley:

So, we can do any amount the renovation including replacing the roof and whole interior without having the need to move the power lines underground or having a Fire Code compliant access to the house.

Thanks

Trip

On Tuesday, September 29, 2020, 05:00:45 PM PDT, PLANNING\_BuildingCounter <[buildingcounter@smcgov.org](mailto:buildingcounter@smcgov.org)> wrote:

Hello,

Areas effected by the remodel would need to be brought up to code. If there are rooms that are not included with the scope of work, those won't be required to be brought up to code. For example, if there are two bathrooms and only one is getting remodeled, only the remodeled bathroom would be expected to be up to current code. As for your questions:

Faucet – New or replaced would need to be permitted

Septic tank – No building permit, but Environmental Health required

Drywall – Remove and replace drywall requires building permit

Appliances – Appliances plugged in do not require permit, but appliances affixed to the house does require permit

Plumbing – Building permit required if adding or replacing plumbing

Water meter – No building permit, but please check with the water department and for encroachment permit

Wesley Mercado

Building Permit Coordinator

Please follow COVID-19 Requirements for Small Construction projects:

APPENDIX B-1: Small Construction Project Safety Protocol

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**From:** Tripatinder <[tripchowdhry@yahoo.com](mailto:tripchowdhry@yahoo.com)>  
**Sent:** Tuesday, September 29, 2020 10:21 AM  
**To:** Summer Burlison <[sburlison@smcgov.org](mailto:sburlison@smcgov.org)>; PLANNING\_BuildingCounter <[BuildingCounter@smcgov.org](mailto:BuildingCounter@smcgov.org)>  
**Subject:** Re: Overhead Powelines

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Thanks Summer and Building Dept,

The house was constructed in 1985, and the codes have since changed.

Would any of the renovation/improvements as listed below cause the house/property to comply with the new codes.

I am aware that demolishing the old house and building a new house would cause the new codes to trigger. Would any renovation/improvement to the existing home also trigger the new codes?

Thanks

Trip

On Tuesday, September 29, 2020, 09:50:57 AM PDT, Summer Burlison <[sburlison@smcgov.org](mailto:sburlison@smcgov.org)> wrote:

Hello Trip,

I don't know about each item as Building Dept dictates whether a building permit is required or not, not Planning. I am familiar with some of them only in seeing what Building processes permits for, and some of the work would require a design review exemption from Planning – either “over-the-counter” exemption or a formal exemption depending on specifics of work. See below.

Regards,

Summer

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**From:** Tripatinder <[tripchowdhry@yahoo.com](mailto:tripchowdhry@yahoo.com)>  
**Sent:** Tuesday, September 29, 2020 8:11 AM  
**To:** Summer Burlison <[sburlison@smcgov.org](mailto:sburlison@smcgov.org)>  
**Subject:** Re: Overhead Powelines

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Hello Summer

I will appreciate your assistance in letting me know if a County Permit is required for any of the following with regard to the house 655 Miramar Drive - Parcel 2, Half Moon Bay, CA 94019 (APN 048-076-130). This house was built in 1985.

Repairing or Replacing Roof **Building Permit required, Design Review Exemption required**  
Adding a Faucet **You'll need to check with Building Dept.**  
Adding Fire Sprinklers to the house since currently there are no sprinklers **Building Permit required**  
Repairing or Replacing Septic Tank **Environmental Health Permit required, not sure if a building permit is required – you'll need to check with Building Dept.**  
Repairing or Replacing Leach Lines **Environmental Health Permit required, not sure if a building permit is required – you'll need to check with Building Dept.**  
Replacing Windows **Building Permit required, Design Review Exemption required**  
Removing Dry walls between Rooms **You'll need to check with Building Dept.**  
Adding Dry walls between Rooms **You'll need to check with Building Dept.**  
Adding or extending a Deck **Building Permit required, Design Review Exemption required**  
Repairing Deck **Building Permit required, Design Review Exemption required.**  
Repairing or replacing Exterior Sidings **Building Permit required, Design Review Exemption required**  
Changing Appliances **You'll need to check with Building Dept.**  
Adding new Appliances **You'll need to check with Building Dept.**  
Adding new Plumbing **You'll need to check with Building Dept.**  
Relocating Water Meter from Private right of Way to Public Right of Way **You'll need to check with Building Dept; Encroachment Permit required from Public Works for any work within a public right-of-way**  
Installing Water Pipes for Landscaping **You'll need to check with Building Dept.**  
  
Installing Electric cables to operate fence gates **Electrical permit through the Building Dept required**

Installing Solar panel on roof **Building Permit required.**

Thanks

Trip

On Thursday, January 19, 2017, 07:58:44 AM PST, Summer Burlison <[sburlison@smcgov.org](mailto:sburlison@smcgov.org)> wrote:

Hello Trip,

In general, undergrounding of the utilities is required for your property and the neighboring property to the rear of you because these properties are within a Design Review District. That being said, we would consider any current overhead utilities serving the rear house as a non-conforming situation, which means at the time that house was built, overhead utilities may have been ok; however, any new houses would have to comply with the current regulations including the requirement to underground their utilities. If the rear house were to demolish and rebuild, undergrounding of utilities would be required at that time.

Hopefully this answers your question.

Regards,

Summer

Summer Burlison  
Planner III

County of San Mateo

Planning & Building Department

455 County Center, 2<sup>nd</sup> Floor



Redwood City, CA 94063

Tel: 650/363-1815

FAX: 650/363-4849

<http://planning.smcgov.org>

*Please be aware that I am out of the office every other Monday. For immediate assistance, contact the Planning counter at 650/363-1825.*

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**From:** Tripatinder [<mailto:tripchowdhry@yahoo.com>]

**Sent:** Wednesday, January 18, 2017 4:58 PM

**To:** Summer Burlison <[sburlison@smcgov.org](mailto:sburlison@smcgov.org)>

**Subject:** Overhead Powelines

Hello Summer:

We greatly value your expertise.

It was nice meeting you today. When you get a chance, can you please let me know, what are the county rules regarding overhead powerlines and overhead cable at 655 Miramar Drive, Half Moon Bay, CA 94019

Appreciate your help

Thanks

Trip