



News from the Planning, Building and Code Enforcement Department

April 16, 2024

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IN THIS ISSUE

- * Five exterior code violations and how to avoid being cited
- * The updated Streamlined Tenant Alteration Review (STAR) Service
- * Minor bathroom/kitchen remodels qualify for a permit you can download
- * April 20 Open House on Five Wounds Urban Village Plan - join us!
- * May 2 Building Safety Open House - bring a friend and speak with our experts!



Avoid a citation by addressing these five common exterior code violations

Did you know that as a property owner you can be cited for exterior violations as listed in the San José Municipal Code? Most citations start with a fine of \$250, so be sure to take the steps to address these common violations. The City provides free resources to help. Here's what to do:

Keep front yards tidy. Do not store lumber, dirt, household items or other debris in front yards, driveways, porches or other areas that are visible from the street. Schedule a free junk pickup by calling 3-1-1 or go to 311.sanjoseca.gov. Or [contact your council office](#) to learn when the next Dumpster Day is scheduled in your neighborhood.

Remove graffiti. Remove graffiti from your buildings, structures, fences, vehicles, and boats. Find graffiti removal tips at bit.ly/SJRemoveGraffiti. Report the possibility of gang-related graffiti at 311.sanjoseca.gov or call 3-1-1.

Store non-working vehicles out of view. Store a non-working vehicle out of view, not in the driveway. You can place it in a side yard or backyard, at least five feet from a fence or property line. Do not block bedroom windows. Visit www.sanjoseca.gov/UnwantedCarPickup or call (408) 535-7770 for a free pickup of an unwanted car that you own.

Park vehicles on paved surfaces only. Park on the driveway or street, not on lawn, gravel, dirt or between the curb and sidewalk. Never pave over your front yard; you may be cited and required to pull out the pavement.

Trim grass and remove dry vegetation. Reduce fire hazards and rodent habitat by trimming grass/weeds to under 12 inches in height. Remove and dispose of any dry or dead vegetation.



Same great, speedy program with a new name and updated requirements!

Streamlined Tenant Alteration Review (STAR) Service replaces former STI-ITI Service

For office and commercial tenants who seek to improve a leased space, the City of San José offers a service that greatly expedites the plan review process. Formerly known as "Special Tenant Improvement-Industrial Tool Installation (STI-ITI) Service," we renamed the program to more clearly speak to what the service does — which is to provide Streamlined Tenant Alteration Review (STAR).

STAR Service aims to accomplish plan review within a 90-minute meeting of the full project design team and staff from all involved departments. Applicants pay a 50% surcharge over regular plan review fees, which are outlined in the [Building and Structure Permits Fee Schedule](#).

The requirements for this renamed service were updated to facilitate the delivery of plan review within the scheduled meeting. Eligible projects have been narrowed to ensure the scopes of work can be addressed within the 90-minute meeting.

Eligible occupancies and scopes of work. Only projects that are Group B-Professional Business Office uses (excluding medical and dental offices) or Group B-Offices associated with approved existing R&D facilities and warehouses (S occupancies) or factories (F occupancies) are eligible for STAR Service. Additionally, the scopes of work are limited to:

- An alteration area of not more than 50,000 sq. ft.
- No changes to the building's use or exiting;
- The alteration area is limited to a single floor;
- No additions to the building's square footage;
- No exterior site work; and
- No major structural alterations.

For questions, contact Targeted.Review@sanjoseca.gov
or learn more at the [STAR Service webpage](#).



Minor bathroom/kitchen remodels qualify for a building permit you can download

Here's what to know about minor versus major remodels

Depending on the project scope, improvements to your kitchen or bathroom may qualify as either a minor or major remodel. If the improvements are only minor, you'll save time and money by downloading the building permit from SJPermits.org.

Be careful to know the difference. A minor remodel still needs an inspection, and if the City inspector finds remodeling work that involves structural changes on a project that pulled a minor remodeling permit, you will be required to submit plans and undertake the plan review process for a Major Remodel.

Cosmetic projects don't need a permit. Please note that cosmetic or surface changes do not require a building permit. This includes cabinet replacement where no structural changes are involved; countertop or tile installations; flooring installations; non-rated sheetrock work; and other cosmetic changes such as painting.

Minor remodeling. Minor projects do need a building permit. A minor scope is defined as:

- No structural changes — meaning no changes to walls, windows, or framing.
- Replacing fixtures/appliances involving new electrical, plumbing, and/or mechanical work without changes to the number or location of fixtures/appliances.
- Replacing electrical outlets or switches in their existing boxes, circuit breakers, or fuses.
- Replacing or repairing faucets or toilets.
- Replacing windows without altering the window frame, nailing flange, or existing weather protection. See also our bulletin on [Window Replacement Requirements](#).
- Any improvement outside of the kitchen/bathroom area must be permitted separately.

For a minor remodel, go to www.SJPermits.org and click on "Apply for Online Permit" to download a Minor Kitchen/Bathroom Remodel permit.

Major remodeling. Major remodeling projects involve plan review and the permit cannot be downloaded at SJPermits.org. A major project is defined as:

- Changes to the configuration of walls or windows.
- Modifying the framing of ceilings, walls, windows, or floors.
- Relocating or increasing the number of fixtures/appliances.

For a major remodel, go to www.sanjoseca.gov/BuildingPermitServices for instructions on how to prepare and submit your plans and permit application.

FOR YOUR CALENDAR



**Join us! April 20, 2024
Five Wounds Urban
Village Plan Update
Open House**



**May 2, 2024
Building Safety
Open House**
Speak with an inspector, attend a presentation, tour the all-electric home trailer, and more!

Includes tables hosted by local organizations, a live performance, and refreshments

We're unveiling the outcomes of public input from past workshops, including the proposed policies for land use, urban design, parking, traffic circulation, open space, and displacement concerns. Come see the vision for the area surrounding the future 28th Street/Little Portugal BART Station.

Saturday, April 20, 2024

10:00 a.m. - 12:00 p.m.

San José High School

Multipurpose Room

275 N. 24th St, San José, CA

Register (encouraged but not required) at

bit.ly/FiveWoundsWorkshop5

Includes Spanish & Vietnamese interpreters.

Thông dịch viên tiếng việt sẽ được cung cấp.

Se proporcionará un intérprete de español.

Learn more:

www.sanjoseca.gov/FiveWoundsUVP

Come talk with a planner or inspector about your project. Find out if you're in a flood zone. Learn the benefits of electrifying your home. Get resources on disaster preparedness and home safety.

Thursday, May 2, 2024

5:00 p.m. - 7:30 p.m.

City Hall Rotunda

200 E. Santa Clara St., San José

Find details on where to park and RSVP

to help us plan ahead:

<https://bit.ly/BSMERegister>

Presentations:

5:30-6:00 p.m. - Disabled Access

Compliance: A City Grant Can Help

6:00-6:30 p.m. - Key Tips & Code

Changes for an ADU Project

6:30-7:00 p.m. - Wildfire Season and

Creating a Defensible Space in the

Wildland-Urban Interface (WUI)

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