Electric Patio Heater Permit Checklist Oakland

1. Do You Need a Permit?

You likely do NOT need a permit in Oakland if:

- You're plugging portable or wall-mounted electric heater certified to UL/ETL standards into an existing outdoor outlet (like a 120 V outlet).
- You're not adding new wiring, conduit, or panels.
- The outlet is GFCI-protected and covered for outdoor weather exposure (if it has test/reset buttons)
- You're not modifying the electrical system or structure in any way.

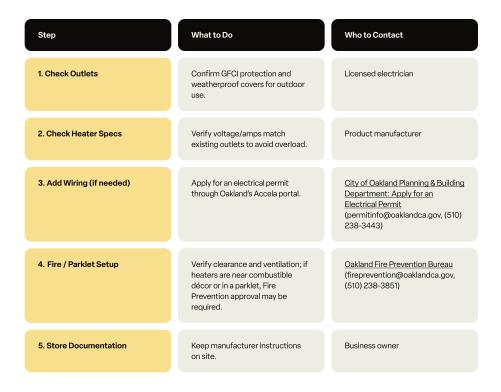
You likely DO need a permit if:

- You're adding or extending electrical circuits or installing conduit outdoors.
- The installation requires a new breaker, panel upgrade, or junction box.
- The heater is hard-wired (not plug-in).
- The system involves new outdoor wiring in a public area (e.g., sidewalk or parklet).
- Fire-safety review required if heaters are fixed, hard-wired, or located in enclosed or covered areas. (Oakland Fire Prevention Bureau)

References/Sources

- City of Oakland Planning & Building Department: Apply for an Electrical Permit
- Oakland Fire Prevention Bureau: Permits & Inspections
- California Electrical Code § 89.121

2. Quick Checklist for Installing Electric Patio Heaters





3. Permit Checklist and Timelines

Step	What to Do	Who to Contact
1. Hire a Licensed Electrician	Ensure your contractor holds a current CA C-10 electrical license.	CSLB License Lookup
2. Electrician Applies for Permit	Apply online via Accela Citizen Access Portal for "Electrical Permit – Commercial."	City of Oakland Planning & Building Department: Apply for an Electrical Permit
3. Secure Permit & Conduct Electrical Work	The electrician obtains a permit number and inspection card; complete installation per approved plans.	City of Oakland Planning & Building Department: Apply for an Electrical Permit
4. Schedule Inspection	Book an inspection once heaters and wiring are installed; most inspections occur within 2–3 business days.	Oakland Fire Prevention Bureau: Permits & Inspections
4. Schedule Inspection	Required for propane or fuel-fired heaters and for electric heaters located in enclosed or high-occupancy patio areas.	Fire Prevention Bureau
5. Install Heaters	Follow manufacturer instructions; keep permit documents on-site.	Business owner / Electrician

4. Pro Tips

- Use dedicated circuits for each heater or per manufacturer load guidelines.
- Only use outdoor-rated cords and fittings.
- Combine heaters under a single permit if installed simultaneously.
- Plan early; Oakland's electronic permitting can take 3-5 business days for review.
- Maintain documentation on-site for inspectors and insurance verification.

Compiled from City of Oakland Planning & Building Department (2025), City of Oakland Fire Prevention Bureau (2025), California Electrical Code (2025 ed.)

This is general information, not legal advice.

