



City of Banning

Building Department

99 E. Ramsey Street • P.O. Box 998 • Banning, CA 92220-0998 • (951) 922-3120 • Fax (951) 922-3128

Description of Classifications

A General Engineering Contractor

A general engineering contractor is a contractor whose principal contracting business is in connection with fixed works requiring specialized engineering knowledge and skill, including water power, water supply, flood control, inland waterways, harbors, docks and wharves, shipyards and ports, dams and hydroelectric projects, levees, river control and reclamation works, railroads, highways, streets and roads, tunnels, airports and airways, sewers and sewage disposal plants and systems, waste reduction plants, bridges, overpasses, underpasses, pipelines, power plants, refineries, utilities plants, land leveling and earthmoving projects, excavating, grading, trenching, paving and surface work, concrete works in connection with the above mentioned work.

B General Building Contractor

A general building contractor is a contractor whose principal contracting business is in connection with any structure built, for the support, shelter and enclosure of persons, animals, chattels or moveable property of any kind requiring in its construction the use of at least two unrelated building trades or crafts, or to do or superintend the whole or any part thereof.

C-2 Insulation and Acoustical Contractor

An insulation and acoustical contractor installs any insulating media and performed architectural materials for the purpose of temperature and/or sound control.

C-4 Boiler, Hot Water Heating and Steam Fitting Contractor

A boiler, hot water heating and steam fitting contractor installs, services and repairs power boiler installations, hot water heating systems and steam fittings.

C-5 Carpentry, Cabinets and Millwork Contractor

A carpentry, cabinet and millwork contractor constructs and repairs framing and rough carpentry, finish carpentry (including installation of cabinets, sashes and doors), wood flooring, siding, overhead doors, roof decking, wood trusses and sheathing.

C-7 Low Voltage Systems Contractor

A communications and low voltage systems contractor installs, services and maintains all types of communication and low voltage systems which are energy limited and do not exceed 91 volts.

C-8 Concrete Contractor

A concrete contractor forms, pours, places, finishes and installs specific mass, pavement, flat and other concrete work.

C-9 Drywall Contractor

A drywall contractor lays out, fabricates and installs gypsum board assemblies and products, including the taping operation.

C-10 Electrical Contractor

An electrical contractor places, installs, erects or connects any electrical wires, fixtures, appliances, apparatus, raceways, conduits, solar photo voltaic cells or any part thereof, which generate, transmit, transform or utilize electrical energy in any form or for any purpose.

C-11 Elevator Contractor

An elevator contractor fabricates, erects, installs and repairs elevators.

C-12 Earthwork and paving contractor

An earthwork and paving contractor digs, moves, and places material forming the surface of the earth, other than water, in such manner that a cut, fill, excavation, grade, trench, backfill or tunnel (if incidental thereto) can be executed, including the use of explosives for these purposes. This classification includes the mixing, fabricating and placing of paving and any other surfacing materials.

C-13 Fencing Contractor

A fencing contractor constructs, erects, alters, or repairs all types of fences, corrals, runs, nailings, cribs, game court enclosures, guard rails and barriers, playground game equipment, backstops, posts, flagpoles, and gates, excluding masonry walls.

C-15 Flooring and floor covering contractors

A flooring and floor covering contractor prepares any surface for the installation of flooring and floor covering, and installs carpet, resilient sheet goods, resilient tile, wood floors and flooring (including the finishing and repairing thereof), and any other materials established as flooring and floor covering material, except ceramic tile.

C-16 Fire Protection Contractor

A fire protection contractor lays out, fabricates and installs all types of fire protection systems; including all the equipment associated with these systems, excluding electrical alarm systems.

C-17 Glazing Contractor

A glazing contractor selects, cuts, assembles and/or installs all makes and kinds of glass, glass work, mirrored glass, and glass substitute materials for glazing; executes the fabrication and glazing of frames, panels, sashes and doors; and/or installs these items in any structure.

C-20 Warm Air Heating, Ventilating and Air-Conditioning Contractor

A warm air heating and air-conditioning contractor fabricates, installs, maintains, services and repairs warm air heating systems and water heating heat pumps, ventilating systems, air-conditioning systems; and the ducts, registers, flues, humidity and thermostatic controls and air filters in connection with any of these systems, including solar energy systems.

C-21 Building Moving and Demolition Contractor

A building moving/demolition contractor raises, lowers, cribs, underpins, demolishes and moves or removes structures, including their foundations.

C-23 Ornamental Metal Contractor

An ornamental metals contractor assembles, casts, cuts, shapes, stamps, forges, welds, fabricates and installs, sheet, rolled and cast brass, bronze, copper, cast iron, wrought iron, monel metal, stainless steel, and/or any other metal for the architectural treatment and ornamental decoration of structures.

C-27 Landscaping Contractor

A landscape contractor constructs, maintains, repairs, installs or subcontracts the development of landscape systems and facilities for public and private gardens and other areas which are designed to aesthetically, architecturally, horticulturally, or functionally improve the grounds within or surrounding a structure or tract or plot of land.

C-28 Lock and Security Equipment Contractor

A lock and security equipment contractor evaluates, sets-up, installs, maintains and repairs all door assemblies, gates, locks and locking devices, panic and fire rated exit releases, jail and prison locking devices and permanently installed or built in safes and vaults. FIRE ALARM SYSTEMS ARE SPECIFICALLY NOT INCLUDED IN THIS SECTION.

C-29 Masonry Contractor

A masonry contractor installs concrete units and baked clay products; concrete, glass and clay block; natural and manufactured stone; terra cotta and fire brick or other material for refractory work for structures and fences installed with or without mortar; ceramic veneer (not tile) and thin brick that resembles full brick for facing.

C-32 Parking and Highway Improvement Contractor

A parking and highway improvement contractor applies and installs protective coatings, vehicle stops, guard rails and mechanical devices, directional lines, buttons, markers, signs and arrows on the horizontal surfaces of any game court, parking facility, airport, highway or roadway constructed of concrete, asphalt or similar material. THIS CLASSIFICATION DOES NOT INCLUDE THE RE-PAVING OF THESE SURFACES.

C-33 Painting and Decorating Contractor

A painting and decorating contractor prepares and applies any of the following; paints, papers, textures, fabrics, pigments, oils, turpentine, japans, driers, thinners, varnishes, shellacs, stains, fillers, waxes, adhesives, water and other vehicles, mediums and materials which adhere by evaporation and may be mixed, used and applied to the surfaces of structures and the appurtenances thereto for the purpose of decorating, protecting, fireproofing and waterproofing.

C-34 Pipeline Contractor

A pipeline contractor fabricates and installs pipelines for the conveyance of fluids, such as water, gas, or petroleum, or for the containment or protection of any other material, including the application of protective coatings or systems and the trenching, boring, shoring, backfilling, compacting, paving, and surfacing necessary to complete the installation of such pipelines.

C-35 Lathing and Plastering Contractor

A lathing and plastering contractor coats surfaces with a mixture of sand, gypsum plaster, quick lime or dehydrated lime and water, or sand and cement and water, or a combination of such other materials that create a permanent coating, including coatings for the purpose of soundproofing and fireproofing. This contractor also installs lath (including metal studs) or any other material prepared or manufactured to provide a base or bond for such coating.

C-36 Plumbing Contractor

A plumbing contractor provides a means for a supply of safe water, ample in volume and of suitable temperature for the purpose intended and the proper disposal of fluid waste from the premises in all structures and fixed works. This classification includes:

- (a) Complete removal of waste from the premises or the construction and connection of on-site waste disposal systems;
- (b) Piping, storage tanks and venting for a safe and adequate supply of gases and liquids for any purpose, including vacuum compressed air and gases for medical, dental, commercial and industrial uses;
- (c) All gas appliances, flues and gas connections for all systems including suspended space heating units. This does not include forced warm air units.
- (d) Water and gas piping from the property owner's side of the utility meter to the structure or fixed works.
- (e) Installation of any type of equipment to heat water, or fluids to a temperature suitable for the purposes listed in this section including the installation of solar equipment for this purpose.
- (f) The maintenance and replacement of all items described above and all health and safety devices such as gas earthquake valves, gas control valves, back flow preventers, water conditioning equipment and regulating valves.

C-38 Refrigeration Contractor

A refrigeration contractor constructs, fabricates, erects, installs, maintains, services and repairs refrigerators, refrigerated rooms, and insulated refrigerated spaces, temperature insulation, air-conditioning units, ducts, blowers, registers, humidity and thermostatic controls for the control of air, liquid and/or gas temperatures below fifty (50) degrees Fahrenheit, or ten (10) degrees Celsius.

C-39 Roofing Contractor

A roofing contractor installs, produces and repairs surfaces that seal, waterproof and weatherproof structures. In the course of this work, the contractor examines and/or prepares surfaces and uses the following material: asphaltum, pitch, tar, felt, glass fabric, urethane foam, flax, shakes, shingles, roof tile, slate or any other roofing, waterproofing, or membrane material(s) or a combination thereof.

C-42 Sanitation System Contractor

A sanitation system contractor fabricates and installs cesspools, septic tanks, storm drains and other sewage disposal and drain structures.

C-43 Sheet Metal Contractor

A sheet metal contractor selects, cuts, shapes, fabricates, and installs sheet metal such as cornices, flashings, gutters, leaders, pans, kitchen equipment, duct work, including insulation, patented chimneys, metal flues and other installations requiring sheet metal.

C-45 Electrical Sign Contractor

An electrical sign contractor fabricates, installs and erects electrical signs, including the wiring of such electrical signs.

C-46 Solar Contractor

A solar contractor installs, modifies, maintains, and repairs active solar energy systems.

C-47 General Manufactured Housing Contractor

A general manufactured housing contractor installs, alters, repairs or prepares for moving any type of manufactured housing as that term is defined in Section 18007 of the Health and Safety Code. A manufactured house does not include any recreational vehicle, commercial coach, or factory built housing as that term is defined in Section 19971 of the Health and Safety Code.

C-50 Reinforcing Steel Contractor

A reinforcing steel contractor fabricates, places and ties steel mesh or steel reinforcing bars (rods) of any profile, perimeter, or cross-section, that are or may be used to reinforce concrete structures.

C-51 Structural Steel Contractor

A structural steel contractor fabricates and erects structural steel shapes and plates, of any profile, perimeter or cross-section, that are or may be used as structural members for buildings and structures, including the riveting, welding, rigging and metal roofing systems necessary to perform this work.

C-53 Swimming Pool Contractor

A swimming pool contractor constructs swimming pools, spas or hot tubs, including installation of solar heating equipment using those trades or skills necessary for such construction.

C-54 Tile Contractor

A tile contractor prepares surfaces so that work can be installed; prepares the necessary backing or sub-surface and then installs the following tiles: glazed wall, ceramic, mosaic, quarry, paver, faience, glass mosaic, marble, thin tile that resembles full brick, or any tile units set in the traditional or innovative tile methods, but shall not include hollow or structural partition tile.

C-55 Water Conditioning Contractor

A water conditioning contractor installs water conditioning equipment with the use of only such piping and fittings as necessary to connect the water conditioning equipment to the water supply system.

C-57 Well Drilling Contractor

A well drilling contractor installs and repairs water wells and pumps.

C-60 Welding Contractor

A welding contractor causes metal to become permanently attached, joined and fabricated by the use of gases and electrical energy.

C-61 Limited Specialty Contractor

C-61 Limited Specialties

D-03 Awnings

An awning contractor installs, modifies or repairs aluminum, metal, vinyl or canvas awning and patio covers. Patio enclosures or carports are not included in this classification.

D-04 Central Vacuum Systems

A central vacuum systems contractor installs, modifies, maintains or repairs central vacuum systems, pneumatic tube dispatching systems or any other type of pipeline which operates systems of reduced pressure for any purpose.

D-06 Concrete related Services

A concrete related service contractor installs re-usable steel concrete form sections or interlocking pre-cast pavers. Performs post tensioning work, concrete sawing, breaking, curing, floor hardening treatment, coloring concrete, concrete restoration, coring work or operates a concrete pumping service; also includes the application of gunite, but does not include the installation of reinforcing steel.

D-09 Drilling, Blasting and Oil Field Work

A drilling contractor does core and post hole drilling, horizontal drilling (no piping) and drilling for placement of charges and performing blasting work; performs drilling for site dewatering, oil well drilling and other oil field related specialty work. (DOES NOT INCLUDE WATER WELL DRILLING)

D-10 Elevated Floors

An elevated floors contractor installs wood or metal-framed elevated computer flooring systems. This work does not include the construction of mezzanines.

D-12 Synthetic Products

A synthetic products contractor installs:

- (a) Synthetic counter tops and wall coverings; fiberglass, plastic, vinyl and epoxy products; plastic tile board and decorative artwork; and synthetic turf.
- (b) Bathtub and enamel refinishing, resin and epoxy application, and synthetic caulking and sealants.
- (c) Reservoir liners, vinyl swimming pool relining, pier piling wrap, and rodent guards.
- (d) PVC piping systems for irrigation and drainage; subsurface irrigation drip systems.

D-16 Hardware, locks and pumps

A hardware, locks and safes contractor installs, modifies or repairs power and/or manually activated door and window locks with related hardware, built-in safes and vaults.

D-21 Machinery and pumps

A machinery and pumps contractor installs, removes, modifies or repairs:

- (a) Pumps, conveyors, cranes, dock levelers, various hoisting and material handling equipment and meters.
- (b) Dumb waiters, handicap lifting and assistance equipment, automated speed-rail trolley systems for garment hanging.
- (c) Automatic car washing racks and auto body paint finishing booth equipment.

D-24 Metal Products

A metal products contractor installs, modifies or repairs the following:

- (a) Metal cabinets, lockers, modular storage structures, mail chutes, cable racks; and aluminum or vinyl storm doors and windows.
- (b) Metal wall tiles; aluminum fascia covers; and metal gutters.
- (c) Aluminum studs and trusses; metal railings and turnstiles; metal prison cell accessories such as welded-to-structure cell furniture; grilles and cabinets.

D-28 Doors, Gates, and Activating Devices

A doors, gates and activating devices contractor installs, modifies or repairs all types of residential, commercial or industrial doors.

D-29 Paperhanging

A paperhanging contractor applies all types and varieties of decorative wall coverings, except painting or paneling, including paper and vinyl goods, burlap and carpet-type wall coverings.

D-30 Pile Driving/Pressure Foundation Jacking

A pile driving and pressure foundation jacking contractor provides a pile driving and/or caisson drilling or auger service. This work includes the injection of concrete or mortar into foundations for stabilization purposes.

D-31 Pole Installation and Maintenance

A pole installation and maintenance contractor installs wood or precast poles to support the wiring or cable that is installed by others or installs and maintains flag poles.

D-34 Prefabricated Equipment

A prefabricated products/equipment contractor performs installations of prefabricated products/equipment including the following:

- (a) Theater stage equipment, school classroom equipment, playground equipment, bleacher bench/seat component parts; store fixtures, and display cases; all forms and types of toilet/shower room partitions & accessories; and prefabricated closet systems.
- (b) Laboratory and medical equipment, dust collecting systems; factory built fireplaces and accessories (no masonry facing).
- (c) Bus stop shelters, prefabricated phone booths; prefabricated sound proof environmental clean rooms; panelized refrigerated walk-in boxes (not refrigeration equipment); all types of modular office, institutional or home improvement systems including all types of pre-finished and/or UL listed pre-wired wall panels.

D-35 Pool and Spa Maintenance

A pool and spa maintenance contractor installs, replaces or repairs pool motors, pumps, filters, gas heaters and any above ground piping in connection with pools; includes electrical switches, breakers, pool lights, diving boards, existing solar systems that heat pools, pool and spa acid baths and applies vinyl liners to existing surfaces.

D-38 Sand and Water Blasting

A sand and water blasting contractor uses the force of compressed air in conjunction with abrasive materials or water to clean or prepare surfaces for any protective, decorative and/or functional treatment.

D-39 Scaffolding

A scaffolding contractor erects metal or wood scaffolding including temporary sidewalk sheltered construction work barricades.

D-41 Siding and Decking

A siding and decking contractor applies or installs all types of exterior siding including wood, wood products, vinyl, aluminum and metal siding to new or existing buildings. This contractor also constructs wooden decks and related handrails.

D-42 Sign Installation

A sign installation contractor fabricates and installs all types of non-electrical signs, including post or pole supported signs, signs attached to structures, painted wall signs and modifications to existing signs.

D-49 Tree Service

A tree service contractor prunes trees, removes trees, limbs or stumps (including grinding) and engages in tree or limb guying.

D-50 Suspended Ceilings

A suspended ceiling contractor installs, modifies or repairs all types of suspended ceilings, including lay-in-grid and other types of systems involving solid, perforated or translucent ceiling panels (not including any electrical work).

D-52 Window Coverings

A window coverings contractor installs or applies decorative, architectural or functional window treatment or covering products including louvers, shutters, Venetian and mini-blinds; residential or commercial draperies and screens; expanded metal window and door guards; plastic film window treatment and/or any other window treatment applied for temperature control or as a screening device.

D-56 Trenching

A trenching contractor is a limited specialty contractor whose contracting business is trenching only for foundations, pipelines, conduit and related trenching work.

D-59 Hydroseed Spraying

A hydroseed spraying contractor applies seeds through any liquid media to any type of surface that has been prepared or contoured by others.

D-62 Air and Water Balancing

An air and water balancing contractor installs any device and performs any work related to providing a specified flow of air in all types of existing heating and cooling systems and/or related to providing a specified flow of water in water piping systems.

D-63 Construction Clean-up

A construction clean-up contractor cleans-up and/or removes from building grounds or structures any debris resultant from any construction project including concrete, dirt, scrap, lumber, plaster, drywall, any paint or adhesive products from windows, floors, ceramic tile and bathroom fixtures.

D-65 Weatherization and Energy Conservation

A weatherization and energy conservation contractor installs, removes, modifies or repairs or provides maintenance services for energy conservation products limited to the following: door and window weather stripping, caulking, water heater pipe wrap, water heater blankets, insulating gaskets for electrical outlet covers, shade screens, shutters, storm windows, tinted window film, residential water flow restricting devices installed onto existing fixtures.