INSPECTION AND EXPIRATION OF BUILDING PERMITS

Explanation of Building Code Requirements for Permit Inspections and Permit Expiration

When do I need to get inspections?
Just remember the general rule of thumb, "*don't cover anything up until the building inspector gets a chance to look at your work."* **All building permits require at least one inspection.** Schedule your inspections on-line or call 909-797-2489 Ext. 500 to schedule your inspections.

How long is a building permit good for?
California Building Code Section 106.4.4 states "…Every permit issued by the building official under the provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days." California Assembly Bill, AB-2913, allows *residential* building permits one year to pass the first inspection, then 180 days to pass each subsequent inspection.

How do I continue my project if my permit has expired?
Before work can be recommenced, a ***new permit*** shall be first obtained to do so. The fee shall be one half the amount required for a new permit for such work, provided no changes have been made or will be made to the original plans for such work, **and** provided further that such suspension or abandonment has not exceeded one year.

What if work authorized by my permit has been inactive for *more* than one year?
In order to renew action on a permit after more than one year, the permittee shall pay a new full permit fee.

What can I do if I can't start my project within 6 months of permit issuance?
Any permittee holding an ***unexpired permit*** may apply for an extension of the time within which work may commence under that permit. The building official may extend the time for action by the permittee for a period not exceeding 180 days ***on written request*** by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken on their project. ***No permit shall be extended more than once***.

How does the Building Department know if I've stopped work on my project for 6 months?
The only way the Building Department follows the progress of a job is through its inspection records. As long as we perform an inspection less than every 180 days, your permit will remain valid. If your 180 day period is coming due, ***even if you're not completely ready for an inspection,*** call for an inspection so that we can establish that substantial progress is being made.