



COMMUNITY DEVELOPMENT DEPARTMENT

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Form 34

BUILDING PERMIT EXPIRATION INFORMATION

TIME FRAME FOR BUILDING PERMIT APPLICATIONS

A building permit application is a permit that has been applied for but has not yet been issued. The California Building Code specifies that “an application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith, or issued.” If a permit application expires, it will not be renewed and a new application with all required documents must be submitted and plan check fees paid.

TIME FRAME FOR ISSUED BUILDING PERMITS

The 2022 R 105.5.1 [BSC]California Building Code specifies that a building permit will expire 12 months from the date of issuance. “Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 12 months after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of one year after the time the work is commenced”. The Building Division is only able to make the determination that a project is progressing and has not been suspended or abandoned by required inspection(s) being requested, performed, and approved.

The building official is authorized to grant, in writing, an extension of time, for a period of not more than 180 days. The extension shall be requested in writing and justifiable cause demonstrated per *Health and Safety Code Section 18938.5 and 18938.6*. A permit extension **MUST** be requested and approved prior to the permit expiring. If the permit expires without an extension or renewal being approved, a new permit will be required which must conform to the current California Building Code, if that code has changed since the permit application date.

To avoid the higher cost of a new permit application, we would advise that you commence work in a timely manner and schedule building inspections prior to the expiration date of your permit.