



COUNTY OF MENDOCINO

DEPARTMENT OF PLANNING AND BUILDING SERVICES

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MEMORANDUM

DATE: JANUARY 23, 2017

TO: BOARD OF SUPERVISORS

FROM: MICHAEL LOCKETT, CHIEF BUILDING OFFICIAL

SUBJECT: PERMIT EXPIRATION TIME LIMITS

The Department supports and recommends the following modification to 105.5 CBC, R105.5 CRC, 80.19(H)(5) CEC, 104.4.3 CMC, 103.3.3 CPC, as a result of a request from industry:

Expiration: Every permit issued shall become invalid if the work on the site authorized by such permit is not commenced within one (1) year after the issuance of said permit and an inspection resulting in an approval of the work has not been obtained; or if after the first inspection approval the work does receive an inspection resulting in an approval within 1 year (365 days calendar days.) However this provision will not apply if the permit was issued to legalize previously unpermitted construction. In those cases, the timelines for the permit to remain valid will correspond with any timelines the Department has set for compliance by way of notice of violation or administrative citation. Extensions may be granted as indicated in this section. The submittal of revisions to issued permits, if pursued in good faith as determined by the Building Official, shall extend the building permit and 180 calendar days from the submittal of the revisions.

