



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
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MEMORANDUM

DATE: MARCH 7, 2017
TO: BOARD OF SUPERVISORS
FROM: MICHAEL LOCKETT, CHIEF BUILDING OFFICIAL
SUBJECT: PROPOSED REVISION TO BUILDING CODE UPDATE ORDINANCE: PERMIT EXPIRATION TIME LIMITS

Following the January 24, 2017, first reading of the proposed building code update ordinance, and the scheduling of March 7, 2017, as a public hearing for the second reading of the ordinance, building industry representatives provided additional comments to County staff regarding certain code sections in the ordinance related to permit expiration time limits.

The Department supports and recommends that the first paragraph regarding Expiration in Sections 105.5 CBC, R105.5 CRC, ANNEX H 80.19(H)(5) CEC, 104.4.3 CMC, 104.4.3 CPC, be revised as follows:

Expiration: Every permit issued shall become invalid if the work on the site authorized by such permit is not commenced within one (1) year (365 calendar days) 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 not receive an inspection resulting in an approval ~~within 1 every~~ 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 decision~~. 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.

The clean ordinance included with today's agenda packet includes the paragraph as modified above.