

POLICY STATEMENT

*El Dorado County Community Development Agency
Building Services*

Effective 12-31-2012

Expires 12-31-2016

A policy is based on a code interpretation and is subject to change at any time

RESIDENTIAL STRUCTURES BUILT WITHOUT A PERMIT

For single family residences, additions, or remodels built without a permit, including garages and accessory buildings, the following procedures shall be followed to obtain a building permit from El Dorado County Building Services. Other alternatives may be used on a case-by-case basis subject to approval by the building official.

Incomplete work: If work has not been covered by subsequent construction, a full set of plans and calculations as required for new construction shall be submitted with the permit application and our department will proceed as for permits for new construction.

Work in progress and completed improvements: If footings have been placed or any work has been covered by siding, sheet rock, etc., the owner shall engage the services of a California-licensed architect or engineer who shall inspect the building and prepare a report that identifies the materials and methods used in the construction. The report shall compare the “as-built” condition at the time of the inspection with the building codes in effect at the time of construction or when the last construction was done on the structure and shall include calculations and other information necessary to determine code compliance. Contact Building Services for applicable codes.

1. If the report concludes that the work is in the conformance with the codes in effect at the time the work was done and no alterations are required, the documents needed from the applicant are a site plan and a floor plans for the entire structure
2. If the report determines alterations are required, a full set of plans, calculations and other documents shall be submitted as for new construction.

Exceptions: Regardless of the date of construction:

1. Exterior building elements shall comply with Section R327 of the 2010 California Residential Code or the equivalent of Section R327 of the most current adopted version.
2. Fire sprinklers, together with adequate water supply, will be required for residences (not additions).

All submitted plans and calculations will be reviewed for conformance to all applicable code requirements including by not limited to: access to the residence from the nearest public road, fire and life safety, exiting, electrical, mechanical, and energy.

All structures built without a permit may be subject to investigation fees of double the permit fee per current regulations, and permit applications may be subject to review and approval by other agencies.