



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.** Call 707-588-2239 (24 hours) to schedule your inspection.

How long is a building permit good for?

California Building Code Section 105.5 states “...Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned or a period of 180 days after the time the work is commenced.

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 is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.”

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 a legitimate 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. If the Rohnert Park Bldg Dept. fails to conduct an inspection of permitted work for which permit fees have been charged pursuant to CA Health and Safety Code Section 17951 within 60 days of receiving notice of the completion of the permitted work, the permittee shall be entitled to reimbursement of the permit fees.