

# City of Isleton Building Division

## Building Permit Expiration FAQ's

Q. Can I move into or use the building before I receive a Certificate of Occupancy?

A. No. The 2019 California Building Code , Section 111.1 and the California Residential Code Section 110.1 states, "No building or structure shall be used or occupied, and no change in the existing occupancy classification of the building or structure or portion thereof shall be made until the building official has issued a Certificate of Occupancy therefore as provided herein." The Certificate of Occupancy will not be issued until all required inspections have been performed and approved, and all other department approvals have been completed and documented. It is a civil infraction to occupy a building without obtaining a valid Certificate of Occupancy.

Q. What happens if you let a building permit expire?

A. If your **permit expires** without all the inspections being completed or **expires** during the plan review process the **permit** will need to be reactivated. **Permits** that are **expired** for less than six months will be reactivated at fifty percent of the **Building permit** fee or Plan review fee.

Q. Does contractor or homeowner get permit?

A. The **property owner** or a **contractor** licensed by the State of **California** can **obtain permits**. ... In other words, if the owner obtains the **permit** it is the owner's responsibility to make sure the work **is** being done in accordance with the approved plans and codes.

Q. What is the penalty for not pulling a building permit?

A. The home owner can be fined.  
Performing work on your home or business without the necessary City approvals and **building permits** can put you in direct violation of city codes and regulations. As such, you could wind up facing **penalty** charges for **failing** to obtain the **permits** needed to lawfully perform the work.

Q. What happens if you get caught without a building permit?

A. Failure to obtain a **building permit** is a violation of Contractors License Law. Further, **construction** performed **without** a **permit** can expose a homeowner to additional liability and costs.



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**Q. How long is my building permit active?**

**A.** Once a building permit is issued, the permit remains active for 180 days from the date of issuance. Permit expiration dates are then automatically extended by scheduling and **passing** related inspections, resulting in an expiration date of 180 days from the last **passed** inspection. If an inspection is performed and approved at least every 180 days, a building permit will remain active until the building permit is complete or up to a maximum of two (2) years (whichever comes first), and the Certificate of Occupancy is issued.

**Q. If I'm not ready for an inspection within 180 days, can I keep my building permit active?**

**A.** Yes, prior to permit expiration, if a written extension request is sent to the Chief Building Official showing that circumstances beyond the control of the permittee have prevented work from progressing, an extension, not to exceed 180 days, may be granted. Please note that for an extension to be granted, it must be received prior to the permit expiration.

**Q. If I have already received a written extension, and my permit is about to expire, can I prevent my permit from expiring?**

**A.** Yes, if work has not been abandoned for 180 days or more, plans have not been changed, and work has been progressing, but is not quite ready for a required inspection, then a "Progress Inspection" may be requested upon payment of an \$155.00 special inspection fee. An inspection will be performed and progress noted. If significant progress has been made, the permit may remain active for 180 days **or less**. (Please note that this is a privilege only, it may not be applicable for all building permits; half of the permit fees may need to be paid or the permit may be cancelled.)

**Q. What happens if my building permit expires before my project is complete?**

**A.** An expired building permit can be "Re-instated" by payment of an amount half of the building permit fee that was originally paid at permit issuance, provided no changes have been made to the approved plans and that the permit has not been expired for more than one year. (Please note that this a privilege only, new plans may need to be submitted and new fees paid depending on the building permit type and time elapsed.)

**Q. What happens if my building permit has been expired for more than one year?**

**A.** To renew the building permit, a new full permit fee shall be paid and new sets of plans, calculations, and specifications shall be submitted for review and approval. However, there are few exceptions, so please check with the Building Division for specific information on your project.

**Q. What happens if my building permit expires and nothing is done to reinstate the permit?**

**A.** When a building permit expires, an expired building permit letter is sent to the owner of the property stating that the permit has expired, giving the owner 10 days to mitigate the expired permit. If the expired permit has not been resolved within 10 days of receiving the expired building permit notice, the property will develop into a code enforcement case which may result into further legal action (i.e. administrative citation, penalties, fines and fees, and a violation recorded against property title).