



Permit Expirations Time Limitations of a Permit

INFORMATION GUIDELINE

July 2008

City of Concord • BENS (Building, Engineering, Neighborhood Services) • 1950 Parkside Drive, MS/51 • Concord, CA 94519 • (925) 671-3107 • Fax (925) 680-4877

General – 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 for a period of 180 days after the time the work is commenced. 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.

A permit is considered expired if no inspection approval has occurred on a project within 180 days from the permit issuance or within 180 days from a previous inspection approval associated with the permit (building, plumbing mechanical or electrical permit).

Before such work can be recommenced for an expired permit, the permit shall be renewed. The fee for renewal shall be one-half the permit fees for building, electrical, plumbing and mechanical permits. If changes have been made or will be made in the original plans and specifications for such work additional plan check and permit fees will be collected and the permit updated before construction recommences.

A permit will be cancelled if construction has not started within one year from the date the permit was issued or if work authorized by such permit is suspended or abandoned for a period of one year after the previous inspection approval. A cancelled permit will not be renewed. Submittal of information required for a new project and payment of permit fees will be required before construction activity is allowed to begin.

Permits deemed to have been expired or cancelled shall be subject to all permit related fee increases and new fees in effect at the time of permit renewal as applicable subject to the discretion of the Chief Building Official.

Subdivision development – A permit for a new dwelling will be considered valid while site improvements or other buildings are being constructed, the site is actively being maintained and construction for the permit is started within two years from the date the permit was issued. Renewal of a permit after two years, but before three years, is one-half the permit fees for building, electrical, plumbing and mechanical permits. A permit for a new dwelling will be cancelled if construction has not started within three years from the date the permit was issued.

Commercial development - A permit for a new commercial building will be considered valid while site improvements or other buildings are being constructed and the site is actively being maintained and construction for the permit started within two years from the date the permit was issued. Renewal of a permit after two years, but before three years, is one half the permit fees for building, electrical, plumbing and mechanical permits. A permit for a new building will be cancelled if construction has not started within three years from the date the permit was issued.

Temporary occupancy - The building official is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely and the final inspection occurs within six months of temporary occupancy.

Renewal of a permit, after six months, that has received temporary occupancy, but before one year, is one half the permit fees for building, electrical, plumbing and mechanical permits or as applicable subject to the discretion of the Chief Building Official.