



City of Carmel-by-the-Sea
Building Safety Division
Standard Operating Guidance (SOG)
19- 09 Permit Expiration

Background

The California Building Standards Code (CBC) has long specified in Sec. 105.5 that an issued permit expires in 180 days (6 mo.) if the work authorized by the permit has not commenced or if the work is abandoned for 180 days or more (as evidenced by lack of inspection requests for a 180 day period). During the 2018 legislative session, AB 2913 was approved by the legislature and went into effect on January 1, 2019. The bill amended the state Health and Safety Code to extend the period in which work must commence to 12 months.

Citations

2019 CA Building Code Sec. 105.5

Health and Safety Code Sec. 18938.5(b)(2)(B)

Guidance

In accordance with AB 2913, issued permits shall expire 12 months from the date of issuance, unless the work authorized by the permit is started. Once work begins, the work will be considered abandoned if no inspections are requested for a period of 180 days. 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 prior to the permit expiration date, and justifiable cause demonstrated. The change to 12 months is applicable to Title 24, Parts 2, 2.5, 4, 5, and 9 – the CA Building Code, CA Residential Code, CA Mechanical Code, CA Plumbing Code, and CA Fire Code respectively. No changes were made to the time limitations on permit *applications* under CBC Sec. 105.3.2.

Effective immediately, all permits applied for after January 1, 2019 will expire 12 months after the issuance date unless work is commenced. The process for requesting extensions and extension fees specified in the City's Master Fee Schedule remain unchanged.