

PERMIT EXPIRATION EXTENSION

AB 5748 | September 15, 2020



Context

- COVID-19, the Stay Home order and the Phase 2 Job Site Requirements have been impacting construction projects
- Many construction sites were shut down for 1-2 months in the spring
- Delays were also experienced directly and indirectly related to the Pandemic
- Many projects have permit expiration dates looming and delays are impacting the ability to complete work prior to expiration
- Permit applicants are requesting permit extensions



Ordinance No. 20C-21

- Authorizes the building official to authorize 6-month permit extensions during or after a declared emergency
- Extensions can be granted when the project was impacted by work stoppage or significant delays related to the emergency
- Extensions will be made upon request, with no additional permit fee
- Extension available either before or after a 1-year permit renewal that is already provided in the code
- Max period for active permit is 3.5 years



Minor revision

Section 1, subsection 3

23. The building official may approve a request to renew a permit if an additional fee has been paid, a construction schedule and management plan is provided and approved, and no changes have been made to the originally approved plans by the applicant. Requests for permit renewals shall be submitted prior to permit expiration. When determining whether to approve a building permit renewal, the building official may consider whether a previously approved construction schedule for the building permit has been adhered to by the applicant. In cases where a construction schedule has not been adhered to, due to reasonably unforeseeable delays, the building official may authorize renewal of the permit. Renewed permits shall expire 3 years from the date of issuance of the original permit, except when an extension is granted by the building official under the provisions of subsection 2, above, and then the renewed permits shall expire 3.5 years from the date of issuance. The building official shall not authorize a permit renewal if the construction schedule supplied with the renewal request will not result in the completion of work within the time period authorized under the permit renewal. For permits that have expired, a new permit must be obtained and new fees paid. No permit shall be renewed more than once.



Recommended Action

1. Waive second reading of Ordinance No. 20C-21 pursuant to Council Rules 6.3 and 10.1
2. Adopt Ordinance No. 20C-21 allowing the building official to extend permits for an additional 6 months

