



Shasta County Residential Building Permit Compliance Program

**Shasta County Building Division
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What is the County's Permit Compliance Program?

The County's Department of Resource Management is responsible for issuing permits that are required by code or law for property improvements. In most cases, property owners, contractors, and developers apply for and receive the necessary building permits for their proposed improvements; however, in some cases work has been done without the required permits due to a lack of knowledge of the code requirements, or to avoid the permitting process altogether. The result is that an owner may unknowingly purchase an unpermitted home or other improvement and is then faced with having to bring the building into compliance in order to qualify for a home loan or refinance, or to secure permits for new improvements on the property. The County's Permit Compliance Program provides a pathway to a complete permit record and to bring unpermitted structures and improvements into compliance, applying reasonable standards in an affordable manner, focused on essential life-safety concerns.



What improvements need a permit?

Most improvements to residential property, including new structures, additions and remodels to existing buildings, and major appliance installation or replacement, require an approved building permit and inspection. The California residential code specifies that an owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. If you are unsure whether or not a building permit is needed, a visit to the Permit Center in the Resource Management Department or a call to the Building Division staff can help you determine if a permit will be required for the work you propose.

You can also visit www.bsc.ca.gov to access current Building Codes.

Why is a complete permit record important?

A home is considered a lifelong investment and includes all the improvements on site. A complete permit record will provide some assurance the value of your investment will not be reduced or adversely impacted by unpermitted structures or improvements.

Also, the complete permit record provides the peace of mind that comes from knowing a code official has inspected the work to ensure it meets minimum standards, and to identify potentially unsafe construction that may affect your family, your friends or future owners.

In addition, some insurance carriers may not cover work done without a permit, and some lenders may insist on evidence of permit compliance before approving a loan.

These elements are important to consider when buying or selling a home, constructing a new building or addition, or seeking a home loan or refinancing. With a complete permit record you may also avoid the undesirable alternative of removing unpermitted work.

What improvements are eligible for the Permit Compliance Program?

Existing unpermitted residential structures, residential accessory structures and similar improvements are eligible for the Permit Compliance Program. This Program is designed to assist the owner establish a compliance record for an unpermitted single family dwelling, accessory structure, room addition, interior/exterior remodel, pool, grading and other residential site improvements. The Program can also be used to complete the record for construction that may have received building permits but not a final inspection.

The goal is to identify the most reasonable and affordable pathway to compliance; however, participation in the Program does not guarantee that compliance can be achieved.

Currently, the program does not include commercial or industrial properties or improvements that are open to the public.

What do the participants receive from the Program?

At the successful completion of the Program, you will have an official permit record that recognizes and certifies that the eligible improvements comply with the Program requirements and applicable codes. For



example, if the project is a single family dwelling, accessory dwelling unit, or a second residence you will receive a final inspection and Certificate of Occupancy.

What codes will be applied to my project?

The date of construction will be established by the building division with assistance from the Program participant using several verification methods. The most common methods are building permit records, sewage disposal and domestic well records, assessment records, utility company records, historic imagery, and photographs. In some cases, construction methods and materials, or information provided by other agencies may be used.

A project with an established construction date prior to January 1, 1965, may have all or portions of the project exempt from permitting.

A project established after January 1, 1965, and prior to January 1, 2008 will be subject to the 1997 uniform building code (UBC) and may include other rules and regulations consistent with the age of the structure. In comparison to the current code, the 1997 UBC standards are generally less restrictive including, but not limited to, engineering requirements including wall bracing for seismic construction and energy requirements; sprinklers are not required, and wildland urban interface (WUI) requirements do not apply.

A project established after January 1, 2008 will be subject to the County adopted code in place at the time of construction.

What documents and drawings are needed?

A checklist will be provided to you based on the established date of the work and the use of the structure. The checklist items may be started by you, but some will need to be completed by either a State of California licensed general contractor, licensed civil engineer, or licensed architect. The checklist will be used to establish the drawings and permits necessary for the Program.

When will the Program be available?

The Program is available now. Once a permit is issued, the participant will have two years to complete all necessary work identified in the checklist and in the issued building permit(s).

For further information, please contact Shasta County Building Division at (530) 225-5761.

