



Building Safety Division

Welcome!

The El Dorado County Building Department was established in 1960.

Building codes have actually been around for centuries.

EL DORADO COUNTY, STATE OF CALIFORNIA
BUILDING PERMIT No. 7015
In Compliance with El Dorado County Ordinance No. 242

FEE \$ 2.00

Date Nov. 23, 1959

Name of Applicant Lyle E. Shivers address 60 Lily Ct. Walnut Creek

is permitted to construct as follows: Cabin

Contractor or Builder self Address _____

Type of Structure _____ Size 30 X 35 Floor area (sq. ft.) 1650 No. Stories 2

Type of construction frame Type of Foundation concrete

Purpose or use _____ Estimated cost \$ 2000

Said structure to be located on _____ Sec. _____, Twp. _____, R. _____

or on Lot 80, Blk. 12-192-14 Town or Subdivision _____

Septic Tank Permit No. 28404

Accepted by _____ Owner
Accepted by (by mail) Contractor or Builder

Francis L. Stewart County Assessor
Edel Shepherd Deputy

Issued by county Assessor in 1959

Building Safety Division

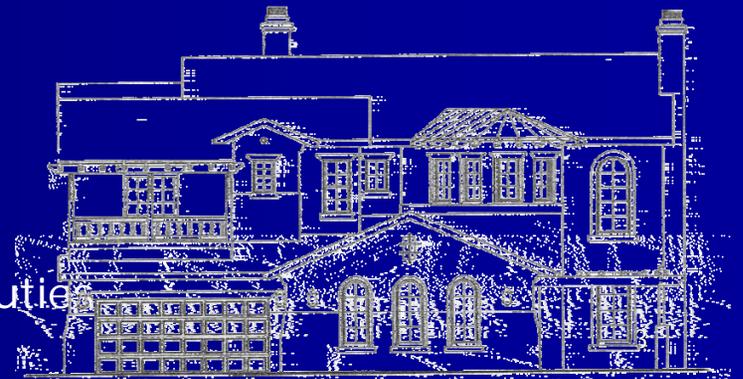




Building Safety Division

The Simple Permit Process

- Submit Application and Construction Documents
- Construction Documents Review
- Receive Permit
- Job-Site Inspection Visits
- Final Approval and Occupancy
- Additional Building Safety Division Duties





Building Safety Division

Mandated by the State of California

- Administer California Building Standards Code
- Review Construction Documents
- Building Safety Inspections
- Staff Certification and Training
- Maintain Permit Records
- Enforce Erosion Control
- Application Form Content





Building Safety Division

Other Agencies Involved with Permits

Environmental Management

EM Air Quality

Water and sewer purveyors (5)

Fire District (13 districts)

Community Service Districts (3)

Department of Transportation

State Water Quality Control Board

School Districts

Surveyor's Office

Contractors License Board

EID (recycled water)

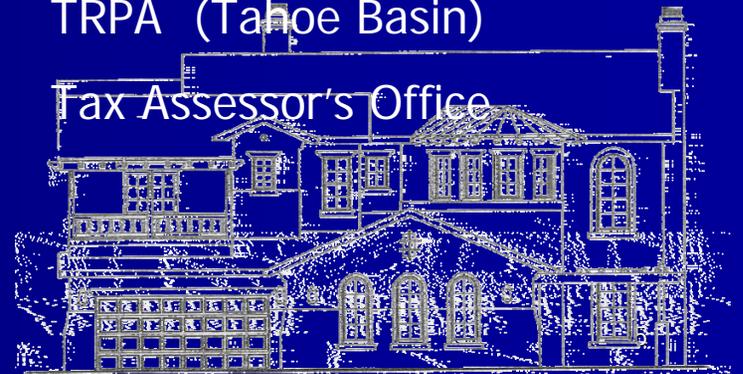
EM (bear box requirement)

FEMA (flood review)

HCD (manufactured homes)

TRPA (Tahoe Basin)

Tax Assessor's Office

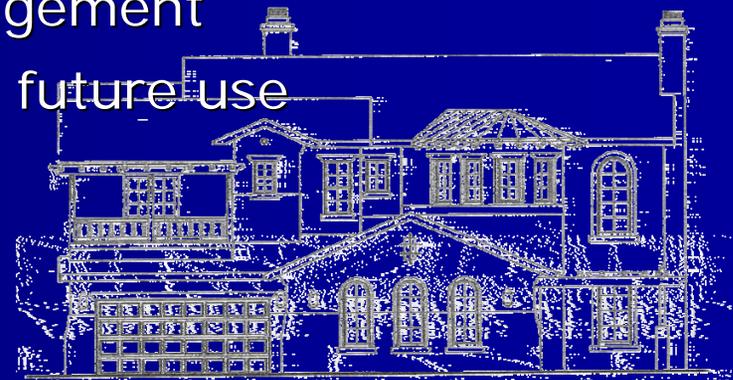




Building Safety Division

What we do in addition to state mandates

- Coordinating other agency approvals
- Provide community Code Enforcement
- Provide public with code information
- Research of permit documentation
- Participate in disaster operations
- Participate in flood plain management
- Archive permit information for future use





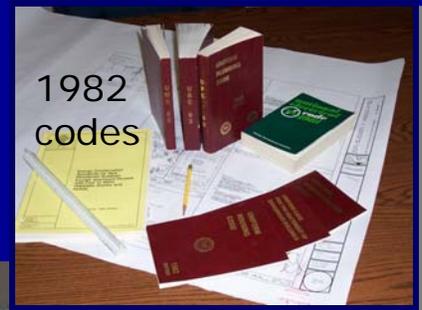
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The California Building Codes

After major disasters occur, studies are done that may lead to code changes. The changes will lessen damages and injuries caused by these disasters.

Additionally energy shortages, storm water runoff and now global warming have all added to the expansion and complexity of the building codes.

Codes enforced today





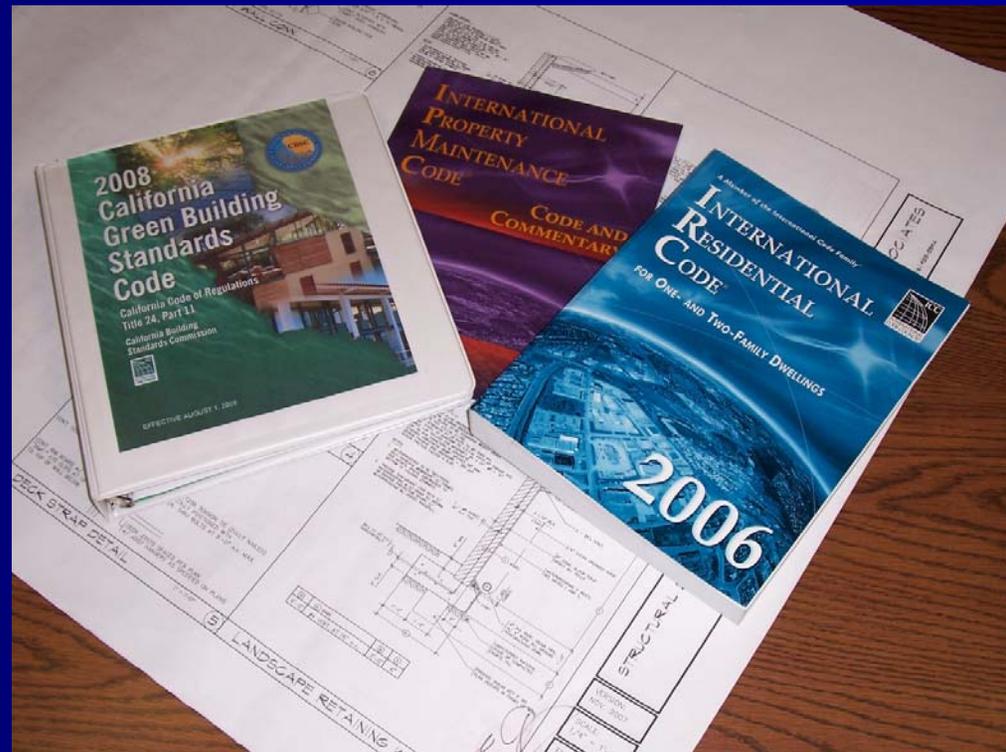
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The California Building Codes

Additional codes are being added to the current codes in January 2011.

The Building Safety Division is mandated by state laws such as Health & Safety codes and Business & Professions codes to enforce regulations beyond the traditional "building codes"

Codes being added in near future





Building Safety Division

California Building Code, Chapter 1 (excerpt)

“101.2 Purpose. The purpose of this code is to establish the minimum requirements **to safeguard the public health, safety and general welfare** through structural strength, means of egress facilities, stability, access to persons with disabilities, sanitation, adequate lighting and ventilation and energy conservation; safety to life and property from fire and other hazards attributed to the built environment; and to provide safety to fire fighters and emergency responders during emergency operations.”



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California Building Code, Chapter 1

“101.3 Scope. The provisions of this code shall apply to the **construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition** of every building or structure or any appurtenances connected or attached to such buildings or structures throughout the State of California.”



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California Building Code, Chapter 1

"105.2 Work exempt from permit.

- One story structures used as a shed, play house or similar.
- Fences not over 6 feet high
- Retaining wall less than 4' from footing to top and no surcharge
- Water tanks supported on ground not over 5,000 gallons
- Side walks and driveways not more than 30 inches above grade
- Painting, papering, tiling, carpeting, cabinets, and similar work
- Temporary motion picture, television and theater stage sets



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California Building Code, Chapter 1

"105.2 Work exempt from permit. (cont.)

- Prefabricated swimming pools accessory to R-3, less than 24" deep, less than 5,000 gallons and above ground.
- Shade cloth structures for nursery or agricultural purposes
- Swings and playground equipment accessory to a dwelling
- Window awnings that do not project more than 54 inches
- Non fixed and movable fixtures, cases, racks, partitions not over 5' 9"
- Electrical, mechanical, and plumbing portable appliances and repairs
- Work by public service agencies (power, communication, water etc.)



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California Building Code, Chapter 1

Title 15 section 15.16.040 - Work Exempt from Permit.

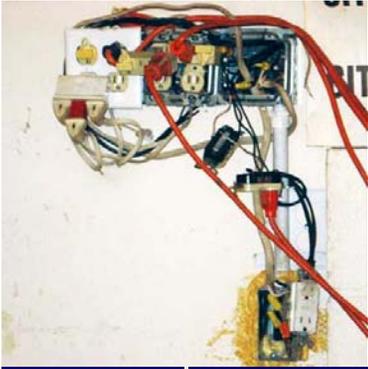
Agriculture buildings of not more than 3,000 square feet of floor area to be located on land in any zone allowing such agricultural use provided that:

A. The building meets minimum setbacks required by Title 17 of the El Dorado County Code, but not less than 50' from property lines and public road.

B. The building is not used as a place of employment, sales, display of products, packaging or processing.

C. No electrical, plumbing, or mechanical work or equipment is included.

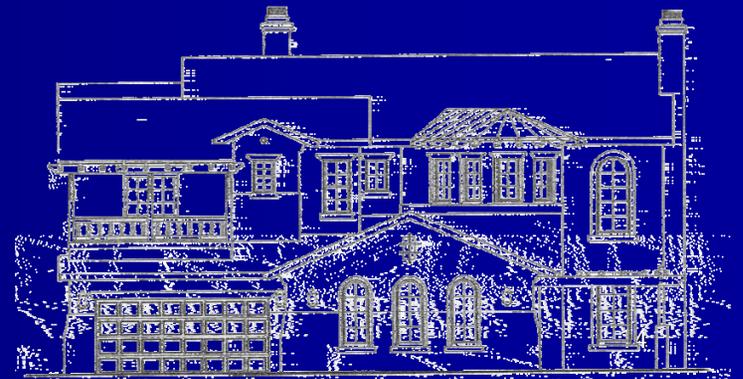
Agricultural buildings exceeding one hundred twenty (120) square feet, exempted under this part, shall require a record permit.



Building Safety Division

Application process types

- Fax-In Permits, Mail-In Permits and Drop-Off Applications
- Expedite (1 week or at the counter)
- Express (2 weeks or at the counter)
- Residential (4 weeks)
- Commercial (4 weeks)



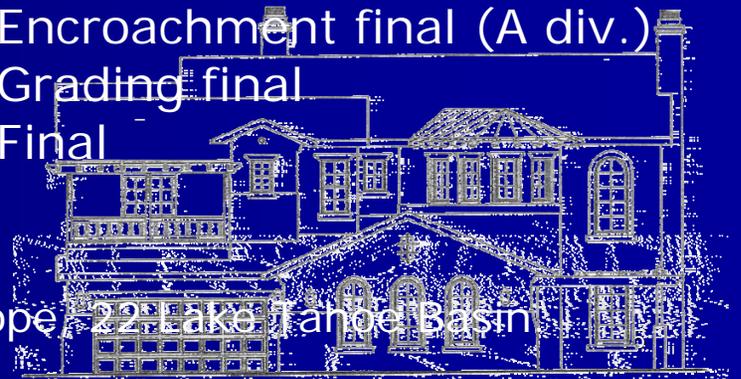


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Building Safety Inspections

Inspections required today for a Single Family Dwelling

- Preliminary site review
- Foundation/ footing
- Site grading
- Erosion control (periodic)
- Concrete slab or underfloor
- Temporary power
- Lowest floor elev. (flood)
- Shear wall
- State fire safe requirements
- Frame
- Insulation wall/ceiling
- Lath/Gypsum board
- Gas pressure test
- Fire resistant penetrations
- Energy efficiency forms
- TRPA final (Tahoe Basin)
- Encroachment final (A div.)
- Grading final
- Final





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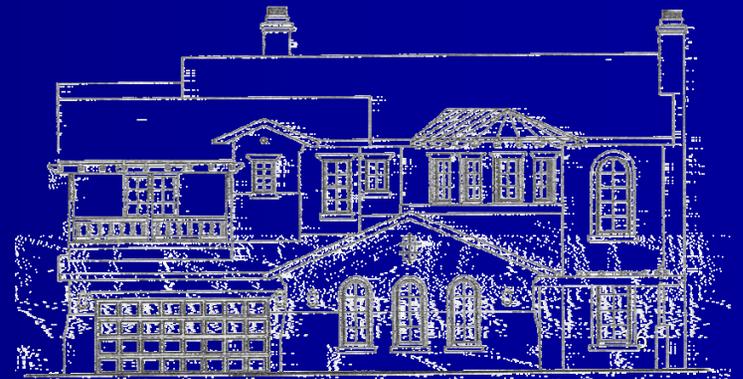
Activity for (2009)

3,351

Permits Issued

12,692

Inspection Stops





Building Safety Division

Building Permit Fee for a Dwelling

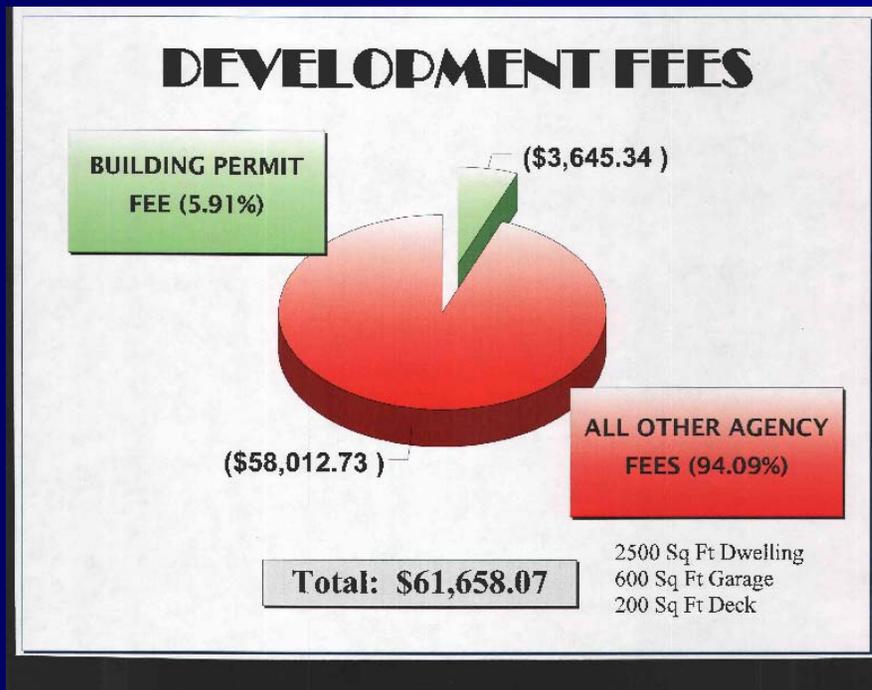
Example:

Home in Rescue

Dwelling 2,500 sq. ft.

Garage 600 sq. ft.

Deck 200 sq. ft.



Building Permit Fee is 5.91% of Development Fee

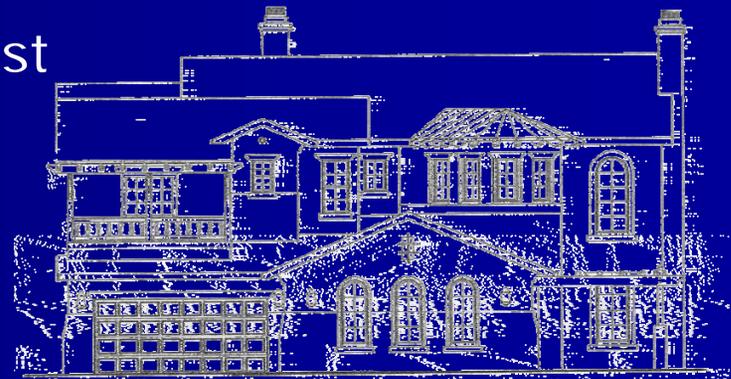
\$61,658.07



Building Safety Division

Other Services Provided

- Business License Inspection Service
- Responses to Public Inquiries
- Code Consultations
- Live Phone Operators to Assist
- Two Offices Available
- Web Site Resources
- Digital Permit/Plan Records
- "Special Inspections" by Request
- A Safe Structure
- Appeals Board if Needed





Building Safety Division

Reviews by Outside Organizations

These organizations have reviewed our processes over the past years and many of their recommendations have been implemented.

- Zucker, proficiency review (1992)
- Grand Jury review (1987 +/-)
- BIAC, (continuous since 1985)
- Maximus, building fee analysis (2003)
- Chadd Report (2004)
- Grand Jury review (2006)
- Ad Hoc Committee for permit processes (2007)

Ongoing internal review to improve and simplify the permitting process.



Building Safety Division

Participate in disaster response and recovery



Helping out in New Orleans

Local disasters





Building Safety Division

Potential Consequences of Eliminating 2 Inspector Positions

- Increased Time to Complete Plan Checks
- Reduced Time Available for Implementation and Training for new Code Adoption
- Next Day Inspections Reduced or Eliminated During Peak Periods
- Slower Response Time to Code Enforcement Complaints





Building Safety Division

Building for Safety.....

Thank You!



Earthquake damage