



Legislation Text

File #: 13-1337, **Version:** 3

Community Development Agency, Development Services Division, recommending the Board approve final passage (Second Reading) of Ordinance **5005** amending the El Dorado County Building Code and the El Dorado County Grading Ordinance granting a one-year extension on building permits for the construction of new buildings and all grading permits active as of May 30, 2013. (Cont. 01/07/14, Item 23)

Fiscal Impact/Change to Net County Cost

Potential loss of permit renewal and reactivation fee revenues.

Background

On January 7, 2014 the Board considered the First Reading of this ordinance and continued it to January 14, 2014 for consideration of final passage.

On October 22, 2013, the Board of Supervisors directed the preparation of a one-year extension on building and grading permits active as of May 30, 2013.

Due to national and local economic slowdown, the Board of Supervisors had previously approved a one-year extension on building and grading permits in 2008 (Ordinance 4796). The Board then approved a two-year extension in 2009 (Ordinance 4827) and in 2011 (Ordinance 4959).

Note that the first Ordinance applied to permits still active on May 30, 2008, and all subsequent ordinances have used the same month and day for continuity. The ordinance applies to building permits for new structures not associated with code enforcement actions. The ordinance does not apply to permits in Tahoe, as they have different expiration regulations associated with Tahoe Regional Planning Agency ordinances.

Reason for Recommendation

Building and Grading permits administration is regulated under Title 15 of the County Code. Building permits have a two-year permit life, with the potential for two one-year renewals (Section 15.16.020.G). Grading permits normally have similar expiration periods (Section 15.14.220.A).

In order to renew action after a permit expires, the resubmittal of plans and new application fees are required. In order to extend permits for one additional year, the Board may approve the attached Ordinance.

Development Services recommends that this one-year extension be the last extension in this series. The primary reason is that the national and local economy is improving and the building permit activity is increasing steadily. The secondary reason is that the Building Codes continue to change over time. The California Building Codes are updated on regular three year cycles. Currently, the 2010 Building Codes are being enforced and after January 1, 2014, the 2013 California Building Codes will be in effect.

Therefore, improvements required for safety in the newer codes are not being implemented with the older building permits issued under older codes. Safety improvements include, but are not limited to: energy standards, fire sprinklers, carbon monoxide alarms, wildland urban interface standards, etc.

Action(s) to be taken following Board approval

1. The Clerk of the Board will obtain the Chair's signature on the Ordinance; and
2. The Clerk of the Board will forward an fully executed copy of the Ordinance to Development Services Division.

Contact

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Community Development Agency

Concurrences

County Counsel