



CITY OF PLACERVILLE DEVELOPMENT SERVICES

BUILDING DIVISION

3101 Center Street Placerville, CA.95667

530-642-5240

7/19/2021

AS-BUILT REQUIREMENTS; STRUCTURES BUILT PRIOR TO PERMITTING

All construction must meet current non-structural code requirements. The structural portion of the structure may meet the building code requirements in effect at the time of construction. Proof of date of construction must be provided (i.e.: County Assessor's records, contracts).

The Building Official shall have the authority to render interpretations of the Building Code which shall be in compliance with the intent and purpose of the Code (2019 CBC Section 104 [A] 104.1).

Permit Requirements:

- The plans submitted shall be complete as if the as-built structure was new and being submitted for permit processing prior to being already constructed.
- 1. A completed Application for Construction.
- 2. Two (2) sets of plans including:
 - A. A site plan, drawn to scale, per City of Placerville guidelines.
 - B. Complete building floor plan(s), drawn to scale with all rooms clearly labeled as to their use. (Also provide one additional copy of the floor plan(s) to be submitted to the County Assessor's Office.)
 - C. Complete construction plans showing wall framing, roof framing, typical cross sections, elevations, and details.
- 3. A report from a licensed architect or engineer, wet stamped and signed, stating that ALL work completed on this structure without benefit of permits conforms to structural requirements in effect at the time of construction and current non-structural codes.
- THE REPORT **MUST** SPECIFICALLY IDENTIFY AND CERTIFY THE FOLLOWING ITEMS:
 - The foundation, including concrete retaining walls 4' in height or higher supporting structures or retaining earth located within 5' of the structure.
 - The entire lateral resisting system of the structure.
 - Floor framing
 - Wall framing
 - Roof framing and roof diaphragm
 - Cross sections of construction, drawn to scale, to verify material types and headroom height.
- If the investigation shows that there are deficiencies in the structure, the submitted plans shall clearly show where the deficiencies are and detail the work necessary to bring the structure into compliance.
- 4. A detailed report from a licensed electrical contractor [*if applicable*] stating that all electrical work completed on this structure conforms to current electrical code and City of Placerville requirements.
- 5. A detailed report from a licensed plumbing contractor [*if applicable*] stating that all plumbing work completed on this structure conforms to current plumbing code and City of Placerville requirements.
- 6. A detailed report from a licensed mechanical contractor [*if applicable*] stating that all mechanical work completed on this structure conforms to current mechanical code and City of Placerville requirements.

7. An Energy report prepared by a licensed Energy Designer [*if applicable*] demonstrating that the structure meets current energy efficiency codes as mandated by the State of California. If modifications are required to bring the structure into compliance with the current energy efficiency codes, the submitted plans shall clearly show what is required to bring the structure into compliance.
8. Fire sprinklers will be required unless specifically exempted by the current Residential Building Code.

Responsibilities of the Permit Holder to allow for inspections.

Note: As-built structures pose unique, site-specific inspection issues. The building inspector may permit modifications to the requirements listed below or may require additional testing and verification as necessary. At first inspection, the building inspector will indicate which of the items below must be done.

1. Expose a portion of the foundation so that the size and depth can be determined.
2. Provide written verification from a testing agency qualified to perform such analysis that the reinforcing steel has been installed according to the approved plans. Ultrasonic non-destructive testing is typically used for this testing.
3. Make the means of attachment of the structure to the foundation accessible for inspection when the means of attachment are visible in a crawl space, an access opening must be within 20 feet of the means of attachment. In slab construction, the wall coverings must be removed to show the means of attachment.
4. Wall, floor or ceiling coverings may be required to be removed for inspection to verify construction.
5. Make the components of the electrical system visible by removing cover plates from receptacles, fixtures, subpanels, and services and pulling receptacles and switches out of the boxes and as otherwise required by the inspector.
6. Make the components of the plumbing system visible by removing cover plates, access panels and as otherwise required by the inspector. Provide a gas pressure test on all new gas lines.
7. Make the components of the mechanical system visible by removing cover plates and access panels.

To Achieve compliance with the code requirements may require one or more of the following.

1. Reducing the size of the structure to comply with minimum setback requirements.
2. Adding insulation to under-floors, walls, and ceilings.
3. Removing and reinstalling non-compliant electrical, plumbing, and mechanical systems.
4. Preparation of structural engineering calculations for footings, framing members, shear walls, etc.
5. Installing reinforcement(s) to the existing structure, as required by the approved plans.
6. Complete removal of the structure.
7. Approval of variance(s) for non-compliance with zoning code development standards (i.e.: setbacks).

Questions/Assistance:

A Building Inspector or Official is available to answer questions at our front counter between 8:00-10:00 am and by appointment only between 10:00-11:30 am Tuesday and Thursday or by calling (530) 642-5240 between 8:00 am to noon during that same time frame. **Applications for as-built structures are not approved over the counter.** Timelines for the completion of plan checks varies depending on the volume of applications in process.

Payment of traffic impact mitigation fees, sewer connection fees, park fees, encroachment permits, fire mitigation fees, and school developer fees may be required. You will be provided with information regarding payment of these fees prior to the issuance of an as-built permit.

Applicable building permit and review fees are charged at current rates shall be paid prior to any permit being issued.

This is not a complete list of all required submittals and additional information may be required to facilitate plan review. Other departments and/or public agencies may review the plans before permits can be issued.

Applicant Signature: _____ **Date:** _____