



Building Policy 16-A

Subject: Foundation-Only Permits
Code: 2016 California Building Code

Date: January 1, 2017

To facilitate construction of nonresidential buildings, the Department may, at its discretion, issue a foundation-only permit prior to approval of the building permit. It is first necessary for the applicant to apply for the building permit and submit all required construction documents for review. Upon completion of the review, if there are no outstanding items that involve the building's foundation or underfloor utilities, it may be desirable for the applicant to then apply for a foundation-only permit in order to commence construction while the building permit is being finalized.

This Department does not issue foundation-only permits prior to reviewing construction documents for the building. The Building Official may issue a foundation-only permit after the plans for the building permit have been reviewed and deemed sufficient to allow construction of the foundation, including underfloor utilities. A separate foundation-only permit is required and construction documents related to the foundation, underfloor plumbing, etc., shall be submitted.

Prior to issuance of a foundation-only permit for any project, approval is necessary from various departments and divisions, including, but not limited to, Planning and Natural Resources, Fire, Environmental Health, Drainage/Flood, etc. The Design Professional in Responsible Charge shall also complete and submit the required designer-certification form provided by this office at the time of the foundation-only permit application.

No work above the foundation or building slab will be authorized under a foundation-only permit. Any construction performed prior to permit issuance, or any construction above the foundation if only a foundation-only permit has been issued may result in a stop-work notice and all work shall immediately cease until after issuance of the main building permit. Penalty fees equal to the building permit fees must also be paid in accordance with the adopted fee schedule if any work is done without an approved permit. Any person, firm, or corporation violating or abusing the foundation-only permit process will be denied foundation-only permits in the future when determined by the building official.