

ENB-15.90 - Expiration of Residential Permits - CABO/1/#1

EXPIRATION OF RESIDENTIAL PERMITS

Administrative Rule

Adopted by Bureau

Pursuant to Rule-Making

Authority

ARB-ENB-15.90

TOPIC: Residential Design - CABO/1/#1

CODE: CABO One & Two Family Dwelling Code: 1996 Edition

APPROVED: July 1, 1996

REFERENCE: Section 111.3: One & Two Family Dwelling Code

SUBJECT: Expiration of residential permits

QUESTION: Section 111.3 of One and Two Family Dwelling Code states that a permit expires "if the building or work authorized by such permit is not commenced within six months from the issue date of the permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of six months". For the purposes of this code, what constitutes a suspended or abandoned permit?

RESPONSE: Work on single family homes or duplexes authorized by permit will be considered suspended or abandoned if the permittee has not requested and obtained approval on at least one required inspection within a period of six months.

PROCEDURE:

1. When Bureau staff determine that work has been suspended or abandoned under this definition, then:
 - a. If no serious violations are outstanding, and the permit is more than a year old, the permit will be voided and filed as "unapproved".
 - b. If serious violations are outstanding, the Bureau will send a letter to the property owners giving them 30 days to call for an inspection. If there is no response, the inspector will refer the case to the Hearings Officer for possible fines and penalties.

Exceptions: There may be special conditions, such as properties in E-zones, where construction is not possible for certain periods. Inspectors will have to use their discretion in these situations.

2. Once the permit is voided, a new permit will be required for continued construction. The permit application must include submittal of plans for review and approval under the code in effect at the time of the new application. If the original permit was taken out under the same edition of the code, permit fees will be 50% of fees in effect at the time of the new application. Otherwise, permit fees will be 100% of those in effect at the time of the new application. All construction under the new permit must meet current code.

HISTORY

Approved July 1, 1996

Updates July 26, 1994 edition.

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