



The Building Permit Report

Date ~ July 22, 2026

Escrow ~ None

Subject Property

2477 Calle Villada Circle
Duarte, CA 91010

~

Prepared For

Rhett Winchell
of
NDA, Inc.

Phone: (818) 908 – 8945 ~ www.solutionsforproperty.com ~ Fax: (818) 908 - 8946

THE BUILDING PERMIT REPORT STATEMENT

FOR

2477 CALLE VILLADA CIRCLE., DUARTE, CA 91010

Enclosed on the following pages are copies of all available Building Permits, Plot Plans, and Certificates of Occupancy on file with the Local Department of Building & Safety. The Law requires that Property Owners obtain a permit whenever the valuation exceeds \$200.00. If there is no permit on file, this may mean that the work may have not been legally permitted.

~

BUILDING & SAFETY RECORDS DIVISION INDICATE:

- ☒ Enclosed are all available Building Permits (structures) on file with the Local Department of Building & Safety.
- ☐ No records were found after a review of the Local Department of Building & Safety Records.
- ☐ Original Building Permits were not found for subject property.

~

PUBLIC WORKS RECORDS DIVISION INDICATE:

- ☐ There IS a permitted sewer connection to the public city sewer line.

Sewer Permit Number and Year of Connection: #
- ☐ Enclosed is an official sewer permit as proof of a permitted sewer connection.
- ☐ There IS NOT a permitted sewer connection to the public city sewer line.
- ☐ A Video Camera Inspection must be performed to determine condition and connection to a municipal city sewer line.

~

I acknowledge disclosure of all available Building Permits, Sewer Permits, or Building Code Violations on file with the Department of Building and Safety and Department of Public Works.

Signature of Buyer: _____ Date: _____

1

APPLICATION FOR PERMIT

COUNTY OF LOS ANGELES
DEPARTMENT OF COUNTY ENGINEER
BUILDING AND SAFETY DIVISION

SEWER-SEWAGE DISPOSAL

FOR APPLICANT TO FILL IN

LEGAL DESCRIPTION	LOT NO.	16 & 17
BLOCK	TRACT	35709
SIZE OF LOT	NO. OF BLDGS. NOW ON LOT	1
USE OF BUILDINGS	Residential	
CONTRACTOR	Allwest Dev. Corp.	
ADDRESS	P.O. Box 617	
CITY	DUARTE	TEL. NO. 358-3206
STATE LICENSE NO.	348975	LIC CLASS B-1

NO.	DESCRIPTION OF WORK	FEE
2	HOUSE SEWER CONNECTING TO PUBLIC SEWER @ \$11.00	22.00
	SEPTIC TANK, SEEPAGE PIT OR PITS AND/OR DRAINFIELD @ \$10.00	
	HOUSE SEWER CONNECTING TO PRIVATE DISPOSAL SYSTEM @ \$3.00	
	CONNECT ADDITIONAL BLDG. OR WORK TO HOUSE SEWER @ \$3.00	
	OVERFLOW SEEPAGE PIT, DRAINFIELD EXTN., CESSPOOL, DRYWELL @ \$5.00	
	ALTER, REPAIR OR ABANDON HOUSE SEWER OR DISPOSAL SYSTEM @ \$3.00	
	MANHOLE @ \$7.00	

OWNER'S AUTHORIZATION	PERMIT \$ 7.00
	TOTAL FEE 29.00

I HAVE AT THIS DATE A CONTRACT WITH THE HEREIN NAMED CONTRACTOR TO CONNECT THE ABOVE DESCRIBED EXISTING DWELLING TO THE PUBLIC SEWER.
SIGNED THIS 18 DAY OF January 1979
OWNER OR OWNERS AGENT *[Signature]*
ADDRESS Allwest Dev. Corp.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL COUNTY ORDINANCES AND STATE LAWS REGULATING PLUMBING AND SEWERS.

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND/OR LICENSED AS REQUIRED BY LOS ANGELES COUNTY AND STATE OF CALIFORNIA OR THAT I AM THE LEGAL OWNER OF, AND INTEND TO RESIDE IN, THE ABOVE DESCRIBED RESIDENTIAL PROPERTY.

SIGNATURE OF PERMITTEE *[Signature]*

BUILDING ADDRESS	2479, 2477 CALLE VILLADACRIL		
LOCALITY	DUARTE		
NEAREST CROSS ST.			
OWNER			
MAIL ADDRESS			
CITY	TEL. NO.		

DISTRICT NO.	GROUP	MAP	PS	PROCESSED BY
5.09	R-1			Jm

CONNECTION DATA

STATION	DEPTH
MANHOLE REFERENCE	UPPER LOWER
TYPE OF CONNECTION	LENGTH FROM M.L. TO P.L.
Y. CURB P.L.	P.C. NO. JOB NO.
CO. IMP. NO.	
TRUNK PERMIT NO.	ROAD PERMIT NO.
AFFIDAVIT	WAIVER EASEMENT RECORD. INSTR. NO. DATE

HWY. OR ST. WIDENING
STATE ENCROACHMENT PERMIT NO.
INDUSTRIAL WASTE APPROVAL

CHARGES

CONNECTION CHARGE FEE

REIMBURSEMENT FEE

APPROVALS	DATE	INSPECTOR'S SIGNATURE
NEW HOUSE SEWER	MAY 09 1980	<i>[Signature]</i>
CONNECT ADDITIONAL BUILDING OR WORK		
SEPTIC TANK, SEEP, PIT(S) AND/OR DRAINFIELD		
CESSPOOL ☐ DRYWELL ☐		
ALTER, REPAIR, SEWER OR SEWAGE DISPOSAL SYSTEM		
DISCONNECT PLUG AND ABANDON HOUSE SEWER		
BACKFILL SEPTIC TANKS ☐ SEEP, PIT(S) ☐ CESSPOOLS ☐		

VALIDATION

CK. M.O. CASH

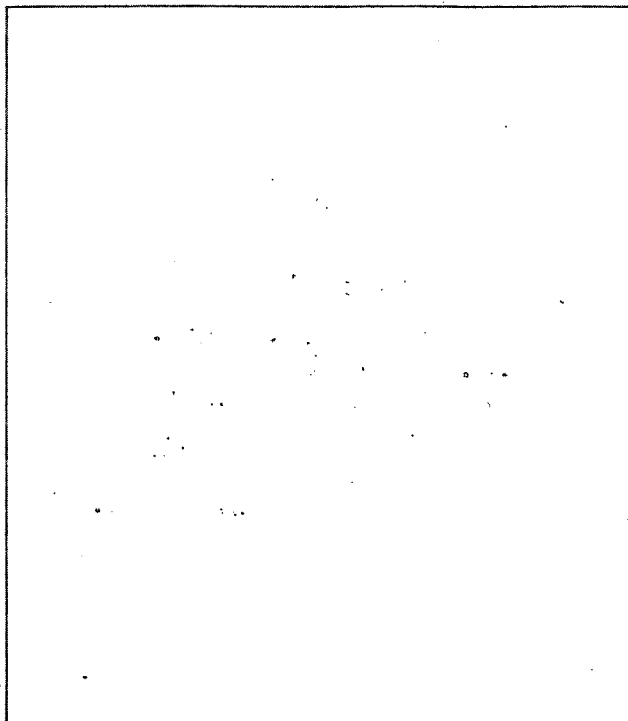
Ab #11176

1245638 510 2900

INSPECTOR COPY

REQUIRED INFORMATION

1. INDICATE ALL BUILDINGS ON PROPERTY.
2. INDICATE AND DIMENSION SEWAGE DISPOSAL SYSTEM WITH TIE DISTANCES TO BUILDINGS AND PROPERTY LINES.
3. INDICATE SIZE OF SEPTIC TANK-DEPTH OF SEEPAGE PIT(S)-SIZE OF CESSPOOL(S).
4. INDICATE NORTH DIRECTION ON PLOT.
5. INDICATE BOTH STREETS IF CORNER.



ST. ALLEY R/W

FIELD NOTES

APPLICATION FOR PLUMBING PERMIT

1

BUILDING AND SAFETY DIVISION Lot 16 = PR - Mr. 35709
Lot 17 = D - Tr. 35709

FOR APPLICANT TO FILL IN (PRINT OR TYPE)

NUMBER	FIXTURE OR ITEM	@	FEE
4	WATER CLOSET	3	12
2	BATH TUB	3	6
2	SHOWER	3	6
4	LAVATORY	3	12
2	SINK	3	6
2	DISHWASHER	3	6
2	CLOTHES WASHER	3	6
	SWIMMING POOL RECEPTOR		
	LAWN SPRINKLER SYSTEM		
2	WATER HEATER	3	6
2	GAS SYSTEM 5 OUTLETS OUTLETS OVER 5 PER SYSTEM	3	6

Plan check fee

PLUMBING PERMIT ISSUING FEE \$

TOTAL FEE

Plan check applicant

Name

Address

City

Tel. No.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL COUNTY ORDINANCES AND STATE LAWS REGULATING PLUMBING.

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND/OR LICENSED AS REQUIRED BY LOS ANGELES COUNTY AND STATE OF CALIFORNIA OR THAT I AM THE LEGAL OWNER OF, AND INTEND TO RESIDE IN THE ABOVE DESCRIBED RESIDENTIAL PROPERTY.

SIGNATURE
OF PERMITTEEBUILDING
ADDRESS2548 Calle Villada Circle
2550 Calle Villada Circle
Duarte

LOCALITY

NEAREST
CROSS ST.

OWNER

Allwest Dev. Corp.

MAIL
ADDRESS

331 N. Maple Drive

CITY

Bev. Hills

TEL. NO. 278-2633

CONTRACTOR

The Gluck Company

ADDRESS

Box 1547

CITY

Canoga Park

TEL. NO.

883-5861

STATE
LICENSE NO.

169534

LIC
CLASS

SC 36

DISTRICT NO.

5.09

GROUP

R-3

ZONE

R4

PROCESSED BY

eb

INDUSTRIAL
WASTE APPROVAL

INSPECTION RECORD

APPROVALS

DATE

INSPECTOR'S SIGNATURE

UNDER SLAB WORK

ROUGH PLUMBING

GAS PIPING

GAS VENT

HOT WATER HEATER

PLUMBING FIXTURES

GAS TEST

UTILITY CO. NOTIFIED

FINAL

MAY 09 1980

Rames

PLAN CHECK VALIDATION

CK. M.O. CASH

PERMIT VALIDATION

CK. M.O. CASH

INSPECTOR COPY

1041715 14 5

7308
11-14-78 ab
#10100

APPLICATION FOR PERMIT HEATING - VENTILATING - AIR CONDITIONING

COUNTY OF LOS ANGELES

BUILDING AND SAFETY

FOR APPLICANT TO FILL IN

(PRINT OR TYPE ONLY)

NO.	TYPE OF APPLIANCE OR EQUIPMENT	FEE
	ABSORPTION UNIT, BTU _____	
	AIR HANDLING UNIT, CFM _____	
	BOILER, BTU _____	
1	COMPRESSOR, BTU <u>30M</u>	10 00
	VENTILATION SYSTEM	
	EVAPORATIVE COOLER	
1	FURNACE: FAU _____ GRAVITY _____ FLOOR _____ BTU <u>75M</u>	10 00
	HEATER: SUSPENDED _____ UNIT _____ WALL _____	

Plan check fee 25% of above.

PERMIT ISSUING FEE \$ 7 00

TOTAL FEE 27 00

PLAN CHECK APPLICANT

NAME

ADDRESS

CITY

TEL. NO.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL ORDINANCES AND LAWS REGULATING HEATING, VENTILATING, AIR CONDITIONING.

I HEREBY CERTIFY THAT I AM NOT ACTING IN VIOLATION OF CHAPTER 9, DIVISION 3, OF THE BUSINESS AND PROFESSIONAL CODE OF THE STATE OF CALIFORNIA.

SIGNATURE
OF PERMITTEE

Carol Dyer

DISTRICT NO.

5.09

PROCESSED BY

Im

BUILDING
ADDRESS

2550 CALLE VILLADA CR.

LOCALITY

DUARTE

NEAREST
CROSS ST.

TR. 35709 LOT 17

OWNER

LAS LOMAS VILLAS

MAIL

ADDRESS

331 NORTH MAPLE DR.

CITY

BEVERLY HILLS

TEL. NO.

278-2633

CONTRACTOR

KINNEY A/C

ADDRESS

1441 S ANAHEIM BLVD.

CITY

ANAHEIM

TEL. NO.

774-8120

STATE

LICENSE NO.

158688

LIC.

CLASS

C20

APPROVALS

DATE

INSPECTOR'S SIGNATURE

ROUGH

MAY 09 1980

FINAL

Reames

INSPECTION RECORD

PLAN CHECK VALIDATION

PERMIT VALIDATION

CK Ab #11207

2-5-79

INSPECTOR COPY

1 2 4 5 8 0 3 FEB

5 4 1

2700

APPLICATION FOR PERMIT HEATING - VENTILATING - AIR CONDITIONING

COUNTY OF LOS ANGELES

BUILDING AND SAFETY

FOR APPLICANT TO FILL IN

(PRINT OR TYPE ONLY)

NO.	TYPE OF APPLIANCE OR EQUIPMENT	FEE
	ABSORPTION UNIT, BTU _____	
	AIR HANDLING UNIT, CFM _____	
	BOILER, BTU _____	
1	COMPRESSOR, BTU <u>30M</u>	10 00
	VENTILATION SYSTEM	
	EVAPORATIVE COOLER	
1	FURNACE: FAU _____ GRAVITY _____ FLOOR _____ BTU <u>75M</u>	X 10 00
	HEATER: SUSPENDED _____ UNIT _____ WALL _____	

Plan check fee 25% of above.

PERMIT ISSUING FEE \$ 7 00

TOTAL FEE 27 00

PLAN CHECK APPLICANT

NAME

ADDRESS

CITY

TEL. NO.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL ORDINANCES AND LAWS REGULATING HEATING, VENTILATING, AIR CONDITIONING.

I HEREBY CERTIFY THAT I AM NOT ACTING IN VIOLATION OF CHAPTER 9, DIVISION 3, OF THE BUSINESS AND PROFESSIONAL CODE OF THE STATE OF CALIFORNIA.

SIGNATURE OF PERMITTEE Carol Dyer

DISTRICT NO.

PROCESSED BY

5.09

gm

BUILDING ADDRESS

2548 CALLE VILLADA CR

LOCALITY

DUARTE

NEAREST CROSS ST.

TR. 35709 LOT 16

OWNER

LAS LOMAS VILLAS

MAIL ADDRESS

331 NO MAPLE DR.

CITY

BEVERLY HILLS

TEL. NO. 278-2633

CONTRACTOR

KINNEY A/C

ADDRESS

1441 S ANAHEIM BLVD.

CITY

ANAHEIM

TEL. NO.

774-8120

STATE LICENSE NO.

158688

LIC. CLASS

C20

APPROVALS

DATE

INSPECTOR'S SIGNATURE

ROUGH

FINAL

MAY 09 1980

INSPECTION RECORD

PLAN CHECK VALIDATION

PERMIT VALIDATION

CK ab #11207
2-5-79

INSPECTOR COPY

16433746

16541

2700

APPLICATION FOR ELECTRICAL PERMIT LOTS 16 & 17 1

COUNTY OF LOS ANGELES
DEPARTMENT OF COUNTY ENGINEER
BUILDING AND SAFETY DIVISION

FOR APPLICANT TO FILL IN			
	EACH	NO.	FEE
New Residential Bldgs. & Pools			
1 & 2-Family, Sq. Ft. <u>2622</u>	\$.025	—	\$ <u>65.55</u>
Multi-family Sq. Ft. _____	.02	—	
Residential Swimming Pools	25.00		
Outlets: Rec. _____ Light _____ Sw. _____			
First 20 _____	.50		
Total No. _____ Additional _____	.30		
Lighting Fixtures			
First 20 _____	.50		
Total No. _____ Additional _____	.30		
Fixed Appliances Not Over 1 HP			
Range _____ Heater _____ D.W. _____			
Oven _____ Dryer _____ W.M. _____			
Top _____ FAU _____ W.H. _____			
Hood _____ Fan _____ Other _____			
Disp. _____ Room Air Cond. _____	2.50		
Power Apparatus & Large Appliances			
Size & Type HP, KW, KVA, or KVAR			
_____ Up to 1 Incl.	2.50		
_____ Over 1 to 10 Incl.	5.00		
_____ Over 10 to 50 Incl.	12.50		
_____ Over 50 to 100 Incl.	25.00		
_____ Over 100	40.00		
Services			
0 - 200 Amp. Under 600 V	12.50		
201 - 1000 Amp. Under 600 V	25.00		
Over 1000 Amp. or Over 600 V	50.00		
Temp. Power Pole & Appurtenances			
Sign with One Branch Circuit	10.00		
Additional Sign Branch Circuits	10.00		
Misc. Conduits & Conductors	2.00		
Other (See Complete Fee Schedule)	10.00		
PERMIT FEE	(Sub-Total)		
PLAN CHECKING FEE	(One-Fourth Permit Fee)		
PERMIT ISSUING FEE	\$7.00		<u>7.00</u>
TOTAL FEE			<u>72.55</u>

JOB ADDRESS <u>257812550 CALLE VILLANA CIRCLE</u>		
LOCALITY <u>DIARTE</u>		
NEAREST CROSS ST. <u>LOS ROMAS</u>		
OWNER OR FIRM NAME <u>ALLWEST DEV. CO.</u>		
MAIL ADDRESS _____		
CITY _____		Tel. No. _____
PLAN CHECK APPLICANT _____		
ADDRESS _____		
CITY _____		Tel. No. _____
PERMIT APPLICANT <u>SURETY ELECTRIC</u>		
ADDRESS <u>205 W. STATE ST.</u>		
CITY <u>ONTARIO CA.</u>		Tel. No. <u>714 983 5778</u>
LICENSE OR REG. NUMBER <u>256599</u>		Class <u>C-10</u>
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL COUNTY ORDINANCES AND STATE LAWS REGULATING ELECTRICAL WIRING.		
I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND/OR LICENSED AS REQUIRED BY LOS ANGELES COUNTY AND STATE OF CALIFORNIA OR THAT I AM THE LEGAL OWNER OF THE ABOVE DESCRIBED RESIDENTIAL PROPERTY.		
PERMITTEE SIGNATURE <u>Stephen R. Roberson</u>		
DISTRICT NO. <u>5.09</u>		PROCESSED BY <u>el</u>
APPROVALS	DATE	INSPECTOR'S SIGNATURE
TEMP. POWER POLE		
UNDERSLAB WORK		
ROUGH CONDUIT		
WIRING		
FIXTURES		
POWER AUTHORIZED		
UTILITY CO. NOTIFIED		
FINAL	<u>MAY 09 1980</u>	<u>Rames</u>
NOTES		

INSPECTOR COPY

PLAN CHECK VALIDATION

CK.

M.O.

CASH

PERMIT VALIDATION

(CK)

M.O.

CASH

1046108 5 2 72.55

11202
LK 2/5/79

APPLICATION FOR BUILDING PERMIT

1

FOR APPLICANT TO FILL IN

BUILDING ADDRESS **2548/50 Calle ~~Villavieja~~ Circle**

CITY **Duarte** ZIP

SIZE OF LOT **Plan D** NO. OF BLDGS. **0**
NOW ON LOT

TRACT **39964** BLOCK **712** LOT NO. **16&17**

OWNER **Allwest Dev Corp** TEL NO. **358-3206**

ADDRESS **P O Box 617**

CITY **Duarte, CA** ZIP **91010**

ARCHITECT OR ENGINEER **Starkman & Assoc** TEL NO. **278-6400**

ADDRESS **9420 Wilshire, Bev Hills**

CONTRACTOR **Allwest Dev Corp** TEL NO. **358-3206**

ADDRESS **as above** LIC NO. **348-975**

CITY **B-1** LIC CLASS

CONSTRUCTION LENDER NAME AND BRANCH **Great Western**

ADDRESS **Main** CITY **Bev Hills**

SQ. FT. **2622** NO. OF STORIES **1** NO. OF FAMILIES **2** CHECK ONE

DESCRIPTION OF WORK

NEW ☒
ADD ☐
ALTER ☐
REPAIR ☐
DEMOL ☐

Single Family Attached

USE OF EXISTING BLDG. **N/A**

APPLICANT (PRINT) **Allwest Dev Corp** TEL NO. **358-3206**

BY (SIGNATURE) *[Signature]*

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL ORDINANCES AND LAWS REGULATING BUILDING CONSTRUCTION. I CERTIFY THAT IN DOING THE WORK AUTHORIZED HEREBY I WILL NOT EMPLOY ANY PERSON IN VIOLATION OF THE LABOR CODE OF THE STATE OF CALIFORNIA IN RELATING TO WORKMEN'S COMPENSATION INSURANCE.

Allwest Dev Corp

SIGNATURE OF PERMITTEE **by: [Signature]**

ADDRESS

CITY **358-3206** TEL NO.

VALUATION \$ **57,700.00**

BUILDING ADDRESS **2548/50 CALLE TERVEL**

LOCALITY **DUARTE**

NEAREST CROSS ST. **CALLE ADRA**

ASSESSOR MAP BOOK

PAGE

PARCEL

DISTRICT

GROUP

TYPE CONST

FIRE ZONE

PROCESSED BY

5.00

I

V

III

DJA

STATISTICAL CLASSIFICATION

CLASS NO. **00** DWELL. UNITS **2**

SEWER MAP

BK

PG

USE ZONE

MAP NO.

R-4

SPECIAL CONDITIONS

ROAD DEPARTMENT APPROVAL REQUIRED

YES ☐

NO ☐

BLDG. SETBACK FROM

FRONT PROP. LINE OF

(STREET)

HIGHWAY

YARD

TOTAL SETBACK FROM

FRONT PROP. LINE

TYPE OF

HIGHWAY

EXISTING

WIDTH

BLDG. SETBACK FROM

SIDE PROP. LINE OF

(STREET)

HIGHWAY

YARD

TOTAL SETBACK FROM

SIDE PROP. LINE

TYPE OF

HIGHWAY

EXISTING

WIDTH

CORNER CUTOFF

YES ☐

NO ☐

IN OPEN SPACE

YES ☐

NO ☐

IN COASTAL PERMIT ZONE

YES ☐

NO ☐

FINAL DATE

5-9-80

BY

[Signature]

P.C. Fee \$

Permit Fee

469.50

Issuance Fee

7.00

Total Fee

476.50

PLAN CHECK VALIDATION

CK. M.O. CASH

PERMIT VALIDATION

CK.

262.92

030438 JUN 29 23

262.92

030448 JUN 29 1

449.82

10-4-78 ab #10499

INSPECTOR COPY

PLANS TO APPLICANT					INSPECTOR'S NOTES
TO:		RETURNED		APPROVED	
NO	DATE	NO	DATE		
APPROVALS		REQUIRED		DATE RECEIVED OR APPROVED	
		YES	NO		
WATER CERTIFICATE					
HEALTH DEPARTMENT					
FIRE DEPARTMENT					
GRADING					
GEOLOGICAL					
PEDESTRIAN PROTECTION (FENCE) (CANOPY)					
SPECIAL INSPECTION (CONC.) (MASNRY.) (WELDG.)					
LOT DRAINAGE					
PARKING					
APPROVALS	DATE	INSPECTOR'S SIGNATURE			
LOCATION (SETBACK & YARDS)	11-28-78	REPAIRS			
FOUNDATIONS					
FRAME					
LATH/DRYWALL INTERIOR					
LATH-EXTERIOR					
HOUSE NUMBER CORRECT & POSTED					
FINAL ENTER ON FRONT					

BUILDING PERMIT DISCUSSIONS

This generalized Discussion/Explanation section is intended for information purposes only in order to provide a better understanding of Building Permits and the Permit Process. Should you have any further questions, please feel free to contact Solutions For Property, Inc. and one of our Experts will be glad to assist you!!



INTRODUCTION

You have taken an important step in obtaining this report to help inform yourself about the home you are planning to purchase or the home you are presently living in. This section contains some general background information on certain subjects that can help you better understand what building permits are and the processes involved. It also contains information about the different types of reports and permits you can request information on. The information is of necessity generalized as specific planning and permit processes vary among the different jurisdictions.

There is no question that when permit information is available *and* property analyzed, a more complete history of a home is available. A permit search helps document the history of a home's construction and additional work that may have been undertaken after initial construction. However, buyers and sellers should not over-rely on permit searches. A permit search has the possibility of providing incomplete or ambiguous results due to the age of the home; differences in the way various jurisdictions maintain and file permit information. In addition, permits can be lost, misplaced, or even thrown-out (yes, this can happen!) With these potential limitations in mind, the Property Solutions Permit Report provided the results of what our search has uncovered for this home. Take this information as *part of* what is being provided to you by a home inspector, the seller, real estate agent, and your own experience.

This section includes discussions on topics to help you in understanding and assessing building permits and general permit processes. It is for general information purposes only and is not intended to be an exhaustive study nor a synopsis of all aspects of building permits and what may exist in jurisdictional planning and or engineering files. What types of projects may or may not require a permit and the permit process vary over time and by jurisdiction. If you have questions about building or permit requirements at a specific property, we suggest you contact that area's jurisdictional planning and/or engineering department.

This discussion section is divided into the following parts:

Part 1. The Building Permit Process

Part 2. Understanding the Potential Limitations of Permits

Part 3. Why Search for Sewage System Permits?

Part 4. What is a "Geo-technical", "Soils", or "Geologic" Report?

*For additional information on building permit topics in your area, contact the planning, development, or engineering departments of your city or county.



THE BUILDING PERMIT PROCESS

(Part 1)

WHAT GOVERNS CONSTRUCTION STANDARDS?

To help assure the building we live and work in are built appropriately, there are a set of uniform codes published by the International Conference of Building Officials. These codes establish minimum standards and procedures for most aspects of construction and development. The purpose of establishing minimum standards is to help safeguard life, limb, health and public welfare by regulating and controlling the design, construction, materials, and location of buildings. Some common codes you may be familiar with are the Uniform Building Code, The Uniform Plumbing Code, or the Uniform Electric Code. City and County jurisdictions who are empowered to oversee and regulate development and construction can adopt the various Uniform Codes as they are published, or they can amend and revise the Codes to produce a set of standards suited to local conditions.

~

WHAT IS A BUILDING PERMIT?

A building permit is simply a “license” to construct something. Permits are required for new construction as well as most “re-modeling” activities such as adding a skylight, or re-plumbing a bathroom. Some types of home maintenance projects may require permits too, such as replacing a water heater or a window. The types of projects that require a permit vary between jurisdictions, and may be based on the value of the proposed work. The types of projects that require a permit have changed over time too. For example, a project that requires a permit today may not have required a permit 20 years ago. This is an important point to keep in mind when assessing the permits on file for the property you are interested in.

An application for a permit must be completed when a construction project is planned. This process has to be repeated for every separate permit such as a building, mechanical, electrical, grading, sewer plumbing, etc. A fee is charged for each permit. Once the county or city is satisfied that the applicant’s plans satisfy the relevant codes and ordinances, a permit is issued. The proposed construction must take place within a certain time period, because permits eventually expire.

A jurisdiction can decide not to issue a permit if the plans do not satisfy its requirements or if other circumstances such as the site’s geology would not permit safe construction etc. Jurisdictions also have the authority to revoke or suspend permits if violations occur or significant changes are proposed.

~

THE BUILDING INSPECTION PROCESS

Jurisdictions have the right to inspect the construction process and materials used in any project that requires a permit. In many types of permits, an inspection or series of inspections by an official building inspector is actually required. Some types of construction even require constant monitoring! The inspection process is to help assure that the construction is following the plans approved by the jurisdiction during the permit application process. The persons undertaking the construction process are responsible for contacting the appropriate department to schedule the necessary inspections.

The inspector is to observe the work. If the inspector approves the work, that approval and the fact that the inspection was done is supposed to be recorded on the permit. After the work is completed and the jurisdiction is satisfied that the project complied with the current requirements, the permit is “finalized” or “signed off”. This fact should be clearly noted on the permit itself.

~

SUMMARY

A building permit is simply a “license” to construct something. The inspection process associated with building permits is a policing action to help assure that construction is completed according to the jurisdictionally approved plans for that project. Although, neither the permit nor inspection process guarantee or warrant “quality” of construction, they help us establish that the construction process was monitored for compliance with local requirements and approved plans.

UNDERSTANDING THE POTENTIAL LIMITATIONS OF PERMITS

(Part 2)

There are hundreds of county and city level jurisdictions in California. Each tends to use a slightly different method of requiring, processing, storing, and making permits available. Jurisdictional records may be incomplete because permits were not obtained, are filed in a different department, were lost, misplaced or even accidentally thrown-out (yes, this may happen!) Therefore, the absence of a building permit does not necessarily mean that construction was done without a permit. As we discuss next, the mere presence of a building permit does not necessarily mean that construction took place or was properly accomplished either.

If permits are found, they must be properly examined and analyzed. It's not uncommon for property owners to obtain permits and then simply not build. Such permits may give the impression that remodeling or changes were made to a home that were not. Sometimes permits are obtained and owners do not go through the proper inspection process. In this case, permits are not "sign-offs" or a passing final inspection may be recorded on the back of the permit. When the permit is microfilmed for storage, the back of the permit may not be included. We are left not knowing if the permit was finalized or not!

When analyzing permits, remember that older homes may not "conform" to current codes and requirements, but this does not necessarily mean that the home is in "non-compliance". Minimum building and construction standards are revised and changed over time as new information, materials, and methods are found and implemented. An older home, addition, or re-model may have been built in compliance to an older set of standards. In this case, the home is said to be "non-conforming". It does not necessarily mean there is anything wrong with the quality of the home. If a construction project or home is said to be in "non-compliance", it means the work was not done according to the minimum code that was current when the work was undertaken.

Keep these possibilities in mind as you read through the Property Solutions Permit Report.



WHAT ELSE CAN I DO?

The best method to help determine the quality of a home of addition is to simply inspect it today. We should all be realistic and understand that as homes get older, they usually show cosmetic signs of aging. If construction defects exist, these may be evident too. This is just one reason for a quality home inspection. Although home inspections are not generally code compliance checks, a good home inspection can identify many types of construction concerns if they exist.



WHY SEARCH FOR SEWAGE SYSTEM PERMITS?

Is the home on a municipal sewer system or does it have a private septic system? These questions can be answered by a search of jurisdictional records to see what type of sewage permit is current for the property. Why is this important? A home on a private septic system will have certain maintenance requirements that a home on a municipal sewer system does not have. It's best to know and investigate potential maintenance routines and costs in advance, so problems don't occur later on.



MUNICIPAL SEWER SYSTEMS

(PART 3)

Most homes in well-developed areas are connected to a municipal sewer system. This means waste is carried from the home into sewer pipes that transport the waste to treatment facilities where it is processed and rendered harmless before releasing into the environment. The sewer pipes are usually in the street. In some older areas, the sewage pipes carry both waste and storm water run-off. Although it is rare, there are certain areas where a home is on a municipal sewer system and is refused a permit to add an addition onto the home with more plumbing fixtures. This would generally be referred to as a type of “moratorium” on development. Sewer moratoriums can be put in place when a municipality’s sewer system is at capacity, and additional fixtures and associated effluent could overload the system. This is important to check on if you are planning a house expansion.



PRIVATE SEPTIC SYSTEMS

In areas where municipal sewer systems are not available, a home will have a private septic system to handle waste.

The most common and currently utilized private septic system is a septic tank with a leach field. Although there are many variations, a septic tank is just a tank buried in the ground. Pipes carry waste from the home into the tank where the waste material naturally degrades biologically. Liquid in the tank gradually flows out into the surrounding area or “leach field” where it continues to degrade. A septic system that is functioning properly is invisible and odorless.

Although very rare, the private septic system may consist of pipes that carry waste from the home to a cesspool on the property. A cesspool is simply a hole in the ground that is lined with porous masonry and is open to the air. Material in the cesspool gradually breaks down and leaches into the ground where additional degradation takes place. Cesspools are no longer allowed to be installed, but some older systems may remain in use.

All septic systems are dependent on bacterial degradation to work. Therefore, care must be taken to avoid bleaches and strong detergents from getting into the system where they can kill the necessary bacteria. Too much water entering the tank can overload the system too. Septic systems may need to be “pumped” periodically. If there are mechanical parts on the system, regular maintenance can help avoid problems. In general, if the home utilizes a private septic system, consult the current owner on proper maintenance of that particular system. It may be prudent to have the system checked by an expert too. If the property has had a home inspection, the septic system may have been checked and addressed. In any case, it is prudent to know where the septic system is located so its condition can be monitored and that no structures are placed on top of it.



WHAT IS A “GEOTECHNICAL”, “SOILS”, OR GEOLOGIC REPORT?

(PART 4)

As part of your permit search, you may have elected to determine if there were any geotechnical, soils, or geologic reports on file for the property you are interested in purchasing. As discussed in the section on building permits, there are a set of uniform codes that have been established to set minimum standards for most aspects of construction in order to help assure that the buildings we live and work in are built appropriately. The purpose of establishing minimum standards is to help safeguard life, limb, and public welfare by regulating and controlling the design, construction, materials, and location of buildings.

Geologist and soil engineers are intricately involved with development in California. As valleys and relatively level areas are steadily built-up development has moved towards those areas, which tend to be more difficult to build on. Much of this land has a potential for geologic hazards from such things as steep hillsides, faults or expansive soil conditions.

Before development can proceed, most jurisdictions require a “soil engineering” and often a geologic study prior to construction. Such studies are undertaken to determine if geologic hazards exist on the property or in the immediate area that could impact the proposed development. In this way, engineers can design buildings to help avoid future problems.



WHAT ARE THESE TYPES OF REPORTS?

Common sense tells us that the land a structure is to be built upon may affect “how” that building is constructed. For instance, is the site on a hillside? Are there geological conditions on the site such as a fault or a landslide or perhaps soil conditions that could impact the proposed structure? What type of foundation is best suited for this property? How will water drainage and grading be handled? These are the types of questions jurisdictional planning and engineering departments want answered before building permits are issued. Such questions are answered in “geotechnical”, “soils”, and “geologic” reports.

“Geotechnical reports” and “soils engineering reports” are synonymous with each other. In California, these reports must be signed by a State licensed Civil Engineer. This type of report is commonly required on most new home development or the structural re-modeling of an existing home. In general, the purpose of a geotechnical report is to address the adequacy of a site for development by investigating the conditions that could impact a structure such as the type of soils or bedrock, the topography, etc. These reports are designed to provide recommendations for foundations, grading and mitigation measures that should be undertaken to make the site suitable for development. Foundations which are fine for a house on level ground may not be adequate for the same house on a hillside. Soil and foundation studies use “subsurface exploration” (such as drilling holes to collect soil samples) to investigate underground conditions at a particular site. Soil samples are collected and tested in soil engineering laboratories to determine the properties of that soil which could affect a building constructed on that property.

In a geologically complex or hazardous area, a jurisdiction may require a more detailed report to specifically address the geological conditions in detail before new home development or certain types of remodeling. This type of report is called “geological report”. NOTE: A geological report prepared for home development is different than the Property Solutions Natural Hazards Disclosure Reports you may receive during a real estate transaction. A geologic report prepared for new home development is going to provide on-site inspections and possibly laboratory analysis in order to describe the site’s geology in detail and offer conclusions and recommendations as to how the geology could impact a proposed development. A geologic “disclosure” report informs you of State, County, or City mapped general geologic hazard areas that may affect the property. It does not provide conclusions or recommendations for development. A geologic report submitted for development purposes must be signed by a State licensed Geologist or Engineering Geologist.

Once a geotechnical or geologic report is submitted to the County or City as part of the permit process, it becomes public record and is kept on file at the local jurisdiction's planning or engineering department. Such reports are what we search for in this report.



DEVELOPMENT IN FAULT AREAS

Since the early seventies, the State of California has delineated on maps areas around active fault traces. These areas called Alquist-Priolo Earthquake Fault Zones. For those properties in an Alquist-Priolo Earthquake Fault Zone, State law requires that a geologic study be performed to determine if a fault trace exists on the property before development of structures intended for human occupancy is permitted. However, there are some exceptions to this requirement for single family homes. Check your Property Solutions Geologic, Flood and Fire Zone Report for the Alquist-Priolo determination. In the case of existing structures built before enactment of the Special Studies Zone Act in 1972, any addition that adds living-area square footage (i.e. a bedroom) to the structure usually requires a geologic study before it is built. Even if an active fault trace is found, most properties can be developed as long as there is room for an adequate setback from the fault trace. Jurisdictions can require on-site geologic studies in any area where they suspect a fault trace may exist, even if that area is not an Alquist-Priolo Earthquake Fault Zone.



ONCE DEVELOPMENT BEGINS

Once construction has begun, soils engineers and geologists are again involved. In many jurisdictions, soils engineers are required to monitor the construction of foundations or drainage schemes and any grading or excavation. Fills are observed and tested to assure the quality of their compaction. Each step of the construction process that is monitored by a soils engineer is generally recorded with the builder and the local jurisdiction in the form of "observation letters". Buyers of homes built within the last 10 to 15 years may be able to discover much about the care with which the home was constructed by reviewing available engineering observation letters at the local jurisdiction's planning or engineering department.

In many jurisdictions, a geologist or soil engineer is again involved after the construction is completed in order to "finalize" it. Once the soils engineer is satisfied that the components of the home that he was responsible for was built in accordance with the approved soils engineering report, the engineer provides a Final Letter of Inspection. This final letter should be available in the jurisdictional files. Although a building permit can be applied for and received, there is no guarantee that the construction was completed according to building codes and recommendations unless it is "finalized" or "signed off".