



FOUNDATION-ONLY PERMITS POLICY

Building Department

390 Towne Centre Dr, Lathrop, CA 95330

Phone: (209) 941-7270

Background:

With the increasing cost of Financing, there is a growing need for allowing the issuance of a Foundation-Only Permit when there is a justified holdup of the issuance of an entire permit. Often, the holdup is for a reason beyond the control of the applicant.

CALIFORNIA BUILDING CODE:

[A] 107.3.3 PHASED APPROVAL. THE BUILDING OFFICIAL IS AUTHORIZED TO ISSUE A PERMIT FOR THE CONSTRUCTION OF FOUNDATIONS OR ANY OTHER PART OF A BUILDING OR STRUCTURE BEFORE THE CONSTRUCTION DOCUMENTS FOR THE WHOLE BUILDING OR STRUCTURE HAVE BEEN SUBMITTED, ADEQUATE INFORMATION AND DETAILED STATEMENTS HAVE BEEN FILED COMPLYING WITH PERTINENT REQUIREMENTS OF THIS CODE. THE HOLDER OF SUCH PERMIT FOR THE FOUNDATION OR OTHER PARTS OF A BUILDING OR STRUCTURE SHALL PROCEED AT THE HOLDER'S OWN RISK WITH THE BUILDING OPERATION AND WITHOUT ASSURANCE THAT A PERMIT FOR THE ENTIRE STRUCTURE WILL BE GRANTED.

Policy:

To qualify for a Foundation-Only Permit, the applicant is required to have also submitted plans for review of the entire scope in an all-encompassing full permit. The Foundation Only Plan may be submitted concurrently with the full permit plans.

Foundation-Only Permits allowing Underground Site Work, including Underground Electrical, Plumbing, and Mechanical and the placement of Concrete Foundations and On-Grade Slabs, may be issued for Commercial Projects subject to the Approval of the Building Official, when it has been demonstrated that there is a justifiable reason.

Issuance of a Foundation-Only Permit will require the payment of additional fees as specified below.

Procedure:

1. The applicant will submit plans for both the Foundation-Only Permit and for the Full Permit to the Building Department for clearance from the Building Official to issue a Foundation-Only Permit. The Fire, Public Works and Planning Departments must approve issuance of a Foundation-Only Permit along with the Structural Superstructure.
2. The Owner and Contractor will complete the Foundation-Only Permit Declaration.
3. The Applicant will provide an additional set of appropriate plan sheets and required documentation (Structural Calculations, Geotechnical Reports, etc.) required for the Foundation-Only Permit. The plans must show clearly the limits of the work.
4. The separate Foundation-Only Permit Application will be processed and a Permit Fee will be charged as follows:
 - Foundation-Only Building Permit Fee = Actual Hourly Costs
 - Foundation-Only Plan Review Fee = Actual Hourly Costs
5. Other fees may include any Expedited Plan Review Fees or Admin Hourly Fees as appropriate.
6. All Applicable Development/Impact Fees will be collected with the Foundation-Only Permit. School Fee Verification may be completed when the total permit is issued.
7. The Foundation-Only Permit, Inspection Card, and Permit Folder are to be marked "Foundation-Only" at the time of Permit Issuance
8. The Foundation-Only Permit will be closed out once the Full Permit is Issued, and All Records of Inspections performed will be Cross-Referenced on the Full Permit.