



# 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.



# PHASED/ FOUNDATION-ONLY/ COURTESY INSPECTIONS

Building Department

390 Towne Centre Dr, Lathrop, CA 95330

Phone: (209) 941-7270

## PHASED/ FOUNDATION-ONLY PERMITS/ COURTESY INSPECTIONS DECLARATION

Project Address: \_\_\_\_\_

Permit #: \_\_\_\_\_ APN #: \_\_\_\_\_

Work/ Inspection(s) Requested: \_\_\_\_\_

1. Fees for a Phased/Foundation-Only Permit or Courtesy Inspections will be as follows:
  - Phased/Foundation-Only Building Permit Fee: Actual Hourly Costs
  - Phased/Foundation-Only Plan Review Fee: Actual Hourly Costs
  - All Impact/Development and other related Fees
2. Limits of work for a Phased/Foundation-Only Permit or Courtesy Inspections:  
A Phased/Foundation-Only permit allows Underground Site Work, including Underground Electrical, Plumbing, and Mechanical and the placement of Concrete Foundations and On-Grade Slabs in accordance with the CBC Section 107.3.3. No other major Structural Work is permitted except for placement of Foundation Plates. Phased Mechanical/Electrical/Plumbing (MEP) work that does not have major systemic impacts to the Main Building—Minor Incidental Structural Work is allowed for the MEP components.
3. I/We understand construction on the above project must commence within 180 days of Permit Issuance. If work is not commenced or if work is suspended or abandoned at any time for a period of 180 days, the permit will expire and become voided.
4. I/We understand that the issuance of this Phased/Foundation-Only Permit or Courtesy Inspections does not extend the Primary Plan Check Application, which expires 90 days after application.
5. I/We further understand that upon issuance of this Phased/Foundation-Only Permit or Courtesy Inspections, I/We may proceed at my/our own risk without assurance that the primary permit for the entire project will be granted or pending plan review would be approved.
6. If it should be determined subsequently by the City of Lathrop that changes in the design are necessary after commencement of work authorized by this Permit or Courtesy Inspections, I/We assume full responsibility and all risk of loss that may result by reason of such changes. I/We agree that the Building/Structure shall conform to the Approved Final Plans without regard to the stage of completion.

I/We certify that I/We have read, understand, and agree to the above conditions.

Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Contractor: \_\_\_\_\_ Date: \_\_\_\_\_

Building Official Approval: \_\_\_\_\_ Date: \_\_\_\_\_