

Purpose

On occasion property owners apply for building and associated permits when violations exist on the property. The purpose of this policy is to outline how staff are to proceed when it has been determined a parcel has a County Code violation(s).

Policy

It is in the best interest and legally required to issue ministerial permits once code requirements are met. Violations on the parcel may not necessarily preclude the issuance of a ministerial permit. Generally, unless the violation is in direct relation to the work proposed, a violation shall not withhold the issuance of a ministerial permit. Before denying the issuance of any permit based on this policy, please discuss the current situation with your supervisor. There may be instances where the safety of the facility and occupants may outweigh the nature of the violation.

Example #1:

The property owner applies for a re-roof permit for the primary residence. The parcel contains a primary and secondary residence. An addition was added to the secondary residence without benefit of permit. The violation identified on the secondary residence shall not limit the owner's ability to obtain a re-roof permit on the primary residence.

Example #2:

Same scenario as above, except the owner desires to re-roof the secondary residence as well as the primary residence. Staff shall permit the re-roof of the primary residence and deny the re-roof permit for the secondary residence due to the unpermitted addition. Staff shall flag Accela identifying the unpermitted addition to the secondary residence.

Example #3:

Same scenario as #2. This time there is also a code case for illegal electrical in the primary residence. In this case, the re-roof permit shall be denied for both structures due to the violations within the primary residence, and the unpermitted addition to the secondary residence, until the violations for the specific structure are remedied.

Example #4:

Same scenario as #1. Code Compliance has issued a notice of violation due to the illegal landscaping business that is operated from the primary residence on the parcel. The primary residence is in violation of the zoning code, and the secondary residence has an unpermitted addition. No permits shall be issued to either structure until the violations are remedied.

For further information on the process to follow when a permit, or an inspection, has not been obtained/ approved prior to proceeding with the work please see the **Construction Without Permit/ Inspection** policy. Use the following link:

<https://my.placer.ca.gov/DocumentCenter/View/6128/Construction-without-Benefit-of-Permit-PDF>.






Noncompliant Parcel 12.01.21 (Final)

Final Audit Report

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