

A policy is based on a code interpretation and is subject to change at any time

Residential As-Built / After-the-Fact Permit Requirements

Purpose and Basis

This policy is based on the authority and requirements found in the California Residential Code (CRC §§R102.7, R102.7.1, R104.2, R104.4, R108.6, R309, R313), the California Building Code (CBC §109.4), the California Plumbing Code (CPC §§104.0, 104.3, 105.0, 107.0, 108.0), the California Mechanical Code (CMC §§104.0, 104.3, 107.0, 108.0), the California Electrical Code (CEC §§90.4, 110.2, 110.3, 300.4, 300.15), the California Energy Code (Title 24, Part 6), the 2025 California Wildland Urban Interface provisions (Title 24, Part 7), and Assembly Bill 2533 regarding evaluation and permitting of existing structures and unpermitted work.

Record of Established Performance Requirement

This policy applies only to existing residential structures with a demonstrated history of safe performance and no record of conditions that would deem a building substandard. The policy is intended for residential buildings that have been in service long enough to show that no health, safety, or habitability concerns have occurred, as supported by available documentation.

This requirement ensures the policy is applied to well-established residential structures rather than recently built or newly constructed unpermitted buildings that have no proven history and may present unknown risks.

The following items are required for any as-built or after-the-fact permit application:

1. Completed Application for Construction.

2. Two complete sets of plans, including:

- Site plan drawn to scale per El Dorado County guidelines
- Floor plans, wall framing, roof framing, cross-sections, elevations, details, and room uses
- Plans must be complete as though the structure were new and entering the permit process for the first time
- One additional copy of the floor plan(s) for the Assessor's Office
- All construction must comply with current non-structural code requirements

- Structural components may comply with the code in effect at the time of original construction (proof of construction date required)

3. **Licensed Architect/Engineer Structural Report** (wet-stamped and signed), submitted to the field inspector after permit issuance. Report must:

- Describe investigation methods
- Confirm whether all unpermitted work meets structural requirements in effect at the time of construction and current non-structural code requirements
- Clearly explain all conclusions and basis of findings
- Evaluate the following structural systems:
 - Foundation, including concrete retaining walls 4 ft or higher supporting structures or soil within 5 ft
 - Entire lateral force-resisting system
 - Floor framing
 - Wall framing
 - Roof framing and roof diaphragm
- If deficiencies are found, plans must be revised to show the issues and required corrective work. Revisions are subject to plan review and field inspection.

4. **Licensed Electrical Contractor Report** (if applicable), submitted to the field inspector. Report must:

- Describe investigation methods
- Clearly explain findings and conclusions
- Evaluate at minimum:
 - Electrical service demand and service entrance sizing
 - System grounding and bonding
 - Panelboard condition (labeling, clearance, dead-front, torqueing of lugs)
 - Smoke and CO alarms
 - Conductor sizing
 - Overcurrent protection
 - GFCI and AFCI protection
- If compliant, the contractor must state this.
- If deficiencies exist, the report must list them and specify corrective actions.

5. **Licensed Plumbing Contractor Report** (if applicable), submitted to the field inspector. Report must:

- Describe investigation methods

- Explain findings and conclusions
- Evaluate at minimum:
 - Water supply sizing, installation, and pressure
 - Materials used
 - Gas piping sizing and installation
 - Waste and vent material, sizing, and slope
- If compliant, the contractor must state this.
- If deficiencies exist, the report must list them and specify corrective actions.

6. **Licensed Mechanical Contractor Report** (if applicable), submitted to the field inspector. Report must:

- Describe investigation methods
- Explain findings and conclusions
- Evaluate at minimum:
 - Installation of heating, air-conditioning, and venting units
 - Installation of ducting systems (HVAC, exhaust, venting, dryer)

7. **Energy Compliance Documentation**, either:

- A report prepared by a licensed Energy Designer confirming compliance with current energy codes, or
- A completed Title 24 worksheet (for conditioned/heated structures under 1,000 sq ft)
- If modifications are required for compliance, revised plans must clearly show required changes.

8. **Fire sprinklers** are required unless exempt under the current Residential Building Code, state exemptions (including qualifying ADUs under Government Code §65852.2), or when the local Fire District determines sprinklers are not required due to age or other limitations.

9. **WUI Compliance**

All components of the structure subject to Wildland Urban Interface (WUI) requirements must be evaluated for compliance with the latest edition of the WUI standards. This verification must be performed by a California-licensed contractor qualified in WUI compliance. Verification may include, as applicable:

- Exterior wall coverings
- Under-eave protection
- Ignition-resistant materials
- Roof coverings

- Vents (attic, soffit, foundation, etc)
- Decking
- Windows and glazing

Any deficiencies must be documented, shown on revised plans, and corrected as required to achieve compliance.

10. Removal of wall, floor, or ceiling coverings may be required to allow inspection. Removed coverings may not be replaced until a County Building Inspector performs a final inspection.

Note: Achieving code compliance may require one or more of the following actions:

1. Reducing the structure size to meet setback requirements
2. Window upgrades, and/or adding insulation to under-floors, walls, and ceilings
3. Removing and reinstalling non-compliant electrical, plumbing, or mechanical systems
4. Providing structural engineering calculations (footings, framing, shear walls, etc.)
5. Installing structural reinforcements as required by approved plans
6. Removing the structure
7. Updating exterior element to comply with current WUI requirements