

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

Application Submittal Requirements for Structures Built without Permit

[Structure already constructed, typically without permits]

The following items will be required and must accompany any application for an “as-built” or after-the-fact permit:

1. A completed Application for Construction.
2. Two complete sets of plans showing: site plan, drawn to scale, per El Dorado County guidelines, complete building floor plan(s), wall framing, roof framing, typical cross sections, elevations, details, and uses of rooms. Plans shall be complete as if the as-built structure was new and going through the permit process for the first time. Also, provide one copy of the floor plan(s) to be submitted to the Assessor’s Office. All construction must meet current non-structural code requirements. The structural portion of the structure may meet the building code requirements in effect at the time of construction. Proof of date of construction must be provided.
3. A detailed report from a licensed architect or engineer, wet stamped and signed, on the investigation methods used to verify that ALL work completed on this structure without benefit of permits conforms to structural requirements in effect at the time of construction and current non-structural codes.

THE REPORT MUST SPECIFICALLY ADDRESS AND REPORT HOW THE FOLLOWING ITEMS WERE VERIFIED:

- The foundation, including concrete retaining walls 4’ in height or higher supporting structures or retaining earth located within 5’ of the structure.
- The entire lateral resisting system of the structure.
- Floor framing
- Wall framing
- Roof framing and roof diaphragm

If the investigation shows that there are deficiencies in the structure, the submitted plans shall clearly show where the deficiencies are and detail the necessary work to be done to bring the structure into compliance.

4. A detailed report from a licensed electrical contractor [*if applicable*] on the investigation methods used to verify that all electrical work completed on this structure conforms to current electrical code and El Dorado County requirements. If the investigation shows that all the electrical work meets current minimum building code requirements, the contractor shall provide a statement stating that fact. If the investigation shows that there are deficiencies in the electrical work, the submitted plans shall clearly show where the deficiencies are and detail the necessary work to be done to bring the electrical work into compliance.
5. A detailed report from a licensed plumbing contractor [*if applicable*] on the investigation methods used to verify that all plumbing work completed on this structure conforms to current plumbing code and El Dorado County requirements. If the investigation shows that all the plumbing work meets current minimum building code requirements, the contractor shall provide a statement stating that fact. If the investigation shows that there are deficiencies in the plumbing work, the submitted plans shall clearly

show where the deficiencies are and detail the necessary work to be done to bring the plumbing work into compliance.

6. An Energy report prepared by a licensed Energy Designer [*if applicable*] demonstrating that the structure meets current energy efficiency codes as mandated by the State of California or a completed T-24 worksheet [conditioned/heated structure < 1000 SF]. If modifications are required to bring the structure into compliance with the current energy efficiency codes, the submitted plans shall clearly show what needs to be done to bring the structure into compliance.
7. Fire sprinklers will be required unless specifically exempted by the current Residential Building Code.
8. Wall, floor or ceiling coverings may be required to be removed for inspection to verify construction. If any coverings were removed during the verification process, the coverings may not be reinstalled until a final inspection by an El Dorado County Building Inspector has been performed.

NOTE: Achieving compliance with the code requirements may require one or more of the following:

1. Reducing the size of the structure to comply with minimum setback requirements.
2. Adding insulation to under-floors, walls and ceilings.
3. Removing and reinstalling noncompliant electrical, plumbing and mechanical systems.
4. Preparation of structural engineering calculations for footings, framing members, shear walls, etc.
5. Installing reinforcement(s) to the existing structure, as required by the approved plans.
6. Removal of the structure