

REVISED LEGISLATIVE DIGEST
(Amended in Committee – November 17, 2025)

[Building Code - Building Permit Expiration Timelines]

Ordinance amending the Building Code to revise the timing of expiration of certain building permits and building permit applications; and affirming the Planning Department's determination under the California Environmental Quality Act.

Existing Law

Building Code Section 106A.3 sets forth the timing for expiration of any permit application submitted to the Department of Building Inspection, which is either 360 calendar days or 720 calendar days from the time of submittal, depending on the value of the work authorized. Extensions of an additional 360 calendar days or 720 calendar days are also permitted. The Code provides certain exceptions to these timelines. The Code also provides that if an extension extends the life of an application beyond the effective date of the adoption of a new Building Code, the Building Official may require that all or part of the application be subject to the provisions of the new Code.

Building Code Section 106A.4 sets forth the timing for expiration of any permits issued by the Building Official, which ranges from 360 days to 1,440 days, depending on the value of the work authorized. Extensions of up to 720 days are permitted.

Amendments to Current Law

This ordinance would amend Building Code Section 106A.3 so that any application submitted to the Department shall expire within 730 days of submittal, and the Building Official may grant extensions of 180 days upon showing of justifiable cause. This ordinance would remove the Building Official's authority to require that an application be subject to the provisions of a new Building Code if an extension extends the life of the application beyond the effective date of the adoption of a new Building Code. This ordinance would also remove certain exceptions to this building permit application expiration deadline (for applications related to enforcement actions initiated by the Building Official and applications related to investigations of work without permits).

This ordinance would amend Building Code Section 106A.4 so that any permit issued by the Department shall expire 365 days from date of issuance if the work authorized has not commenced; or shall expire whenever the Department determines that the work authorized has been suspended, discontinued, or abandoned for a continuous period of 365 days. This ordinance would permit one extension of 180 days.

Additional Information

This ordinance includes amendments made by the Land Use and Transportation Committee of the Board of Supervisors on Monday, November 17, 2025.

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