



CITY OF FOUNTAIN VALLEY BUILDING DEPARTMENT (714) 593-4429

AFTER- THE -FACT

REQUIREMENTS FOR STRUCTURES OR INSTALLATIONS COMPLETED OR STARTED WITHOUT VALID PERMIT (S)

The City of Fountain Valley has adopted the following codes:

2010 California Building Code, 2010 California Residential Code, 2010 California Green Building Code, 2010 Uniform Mechanical Code, 2010 California Plumbing Code and the 2010 California Electrical Code.

All construction is to be permitted and inspected in accordance with the requirements of these codes.

WORK WITHOUT A PERMIT

- I. **INVESTIGATION:** Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work.

A special inspection must be made for all work, which has been started or completed without a valid building or other required permit. A \$75.00 investigation fee is due and shall be paid prior to the inspection with a description of what the inspectors are to investigate and record of that fee payment will be given to the applicant.

It must be kept in mind that a special inspection is only an inspection. It is not a permit nor in lieu of a permit. A special inspection does not approve or disapprove anything. It is only an evaluation of an existing installation to determine whether it is adequately constructed, so that a permit can be issued, or if with construction modifications, a permit can be issued. In some instances, the special inspection will reveal there is no way that an existing structure can be made to comply with code requirements, and demolition of the structure will be recommended.

The Applicant for a special inspection will be informed in writing of the findings of that inspection, and advised as to further action(s) on his part. Such further action will be, normally, one of two options:

1. Apply for Plan Check or building permit, because the structure is, or can be made to be, suitable for compliance with code requirements.
2. Apply for demolition permit because the structure cannot be made to comply with code requirements in its present form.

Either of these permits will be issued when the applicant complies with all requirements associated with permit issuance. These requirements include, but are not limited to: (1) filling out a permit application form; (2) submitting plans, calculations and other data as required; and (3) payment of the required plan check and a penalty of double permit fees.

After permit issuance and upon proper request, the work will be inspected and finalized by a Building Inspector following verification that the work conforms to the approved plans.

If further information is required, please contact the Building Department, during business hours (7 A.M. – 5 P.M.) Monday through Thursday and 8 A.M – 5 P.M. alternating Fridays) at (714) 593-4429.