



DEPARTMENT OF  
BUILDING & SAFETY  
8353 SIERRA AVE., FONTANA, CA 92335  
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# PERMIT EXPIRATION AND MAINTENANCE OF PROPERTY DURING CONSTRUCTION

## **PERMIT EXPIRATION:**

Every permit issued by the Building & Safety Department shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of issuance, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days.

Notwithstanding the above, per Fontana Municipal Code Section 5-11, every permit issued by the Building & Safety Department shall expire by limitation and become null and void if the building or work authorized by such permit is not completed by the owner, owner's agent, or the permittee and approved by the City within the following time frames commencing on the date of such permit issuance:

RESIDENTIAL ROOM ADDITIONS AND INTERIOR/EXTERIOR REMODELING AND/OR REPAIR .....	12 MONTHS
POOLS/SPAS .....	12 MONTHS
PATIO COVERS, BALCONIES, DECKS .....	6 MONTHS
REROOFING .....	6 MONTHS
FIREPLACES .....	6 MONTHS
COMMERCIAL/INDUSTRIAL TENANT IMPROVEMENT AND/OR INTERIOR/EXTERIOR REMODELING (Including small additions.) .....	12 MONTHS
NEW CONSTRUCTION (Commercial, Industrial, and/or Residential) .....	24 MONTHS
GRADING .....	12 MONTHS
PLUMBING, MECHANICAL, ELECTRICAL (Not associated with any of the above items.) .....	6 MONTHS
DEMOLITION .....	6 MONTHS
PLAN CHECK .....	6 MONTHS
OTHER .....	6 MONTHS

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**EXCEPTION:** Upon written request of the owner or permittee, the building official may extend the period for completion of construction for a period not to exceed one hundred eighty (180) days. The written request must be submitted to the building official prior to the date of expiration of the permit in question and shall demonstrate that (1) due to circumstances beyond the owner or permittee's control, construction could not be completed in the above specified construction time period; (2) that reasonable progress has been made; (3) that the condition of the property presents no health or safety hazard; and (4) that the continued delay will not create any unreasonable visual or physical detriment to the neighborhood. No permit shall be extended more than once. The building official, upon making a determination that there exist extenuating circumstances, may extend the period for completion of construction of a large commercial/industrial project for a period greater than one hundred eighty (180) days.

- NOTES:**
1. Reasonable Progress shall mean a demonstration that all means reasonably available to the permittee to complete the work within the prescribed time have been exhausted.
  2. Remodeling is defined as construction of work which constitutes construction, enlargement, alteration, erection, repair, demolition or improvement, of an existing building, structure or other improvement located on a piece of property.

**MAINTENANCE OF PROPERTY DURING CONSTRUCTION:**

PER FONTANA CITY CODE SECTION 5-12: During repair, enlargement, construction, remodel, improvement, or alteration, all property shall be maintained in a reasonable clean and well-kept manner. All lumber and building materials shall be neatly piled or stacked in a safe manner.

All lumber and building materials used in conjunction with a residential addition, remodel or repair shall be stored in the rear yard of the residential property or inside the building construction perimeter.

**EXCEPTION:** Building materials may be stored in a front yard, as long as a safety hazard is not created, for a period not to exceed thirty (30) days.

The exterior walls and roofs of buildings or structures in conjunction with a residential addition, remodel, or repair shall be covered with finished materials, in accordance with city-approved plans and the building code within six (6) months from the commencement of construction. A waiver of this requirement may be obtained from the Building Official or his/her designated representative if the construction is screened from view from adjacent occupied, public property or public right of way with fencing materials approved by City zoning and building regulations.