



**BUILDING & SAFETY DEPARTMENT**  
**212 S. VANDERHURST AVE. KING CITY, CA. 93930**  
**(831) 385-3281 - FAX # (831) 385-6887**

## **Frequently Asked Questions**

### **What are the responsibilities of the Community Development Department vs the Building & Safety Department?**

Generally, the **Community Development Department** is responsible for regulating the type and scale of land use activities that may take place at a given location. The Community Development Department, through the General Plan Land Use Maps and Zoning Maps, places limits on these activities and the overall dimensions of the structures in which they occur. This is accomplished through establishment of controls such as maximum dwelling unit densities, restrictions on allowable commercial uses by zoning district and by building story, establishment of maximum building heights, required set backs, lot coverage, landscaping, architectural features, and parking requirements.

The **Building & Safety Department** is responsible for all structural and life safety concerns in the construction, demolition or alteration of buildings including, but not limited to, matters such as electrical and plumbing permits, HVAC systems, Title 24 energy standards and handicapped access pursuant to the Americans with Disabilities Act (ADA) requirements.

### **When Do I Need a Building Permit?**

With few exceptions, building permits are required whenever a structure is erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted or demolished.

### **Why Do I Need a Permit?**

The purpose of the various permits is to protect health and general welfare, as well as to protect your investment in your property and to help obtain financing from lending agencies. Permits are required by State law to control the codes, laws and ordinances adopted by the City of King. These regulations have been enacted by the State of California and your City Council after careful consideration. Fire and liability insurance damages may not be paid in some cases where permits were not obtained and improvements do not meet regulations.

## **How Much Do Permits Cost?**

There is no single fee for the various permits. Fees are based on the valuation of the project and the number of plumbing, mechanical and electrical systems. The building and planning plan check fee will be collected at the time the plans and documents for the structure are submitted for plan check. The permit fees will be collected at the time the permits are issued.

## **Who Can Obtain a Permit?**

A permit will be issued to the property owner, licensed contractor or a certified agent of the property owner.

## **How Long Does it Take to Get a Permit?**

Small projects can sometimes be handled and a permit issued over the counter (water heaters, re-roofs, etc.). Larger projects need to have plans submitted for plan check, some of these may be complete within two weeks, and more complex projects may take longer.

## **What is Plan Checking?**

Plan checking is required in order to determine the compliance of the drawings and specifications prior to the issuance of a construction permit. It assures you that to the best of our ability your plans meet the codes and ordinances. Major projects and projects that require engineered calculations must be submitted to the City for review. Very minor projects may be reviewed over the counter if time permits.

## **What if I Use a Contractor?**

- The contractor must possess a current City of King business license.
- The contractor must have current workman's compensation.
- The contractor must be bonded.
- All the subcontractors must also have a City of King business licenses and be bonded.

## **How Do I Verify a Contractor is Licensed?**

You can verify a contractor's license by calling the Contractors State License Board at 1-800-321-2752 or go to the Contractors State Licensing Board's Website: [www.cslb.ca.gov](http://www.cslb.ca.gov)

### **What Happens If I Build Without a Permit?**

If you begin construction without the required permits, a "Stop Work Order" will immediately be issued by an Inspector. You will then be required to apply for the permits and pay additional fees. If approved, a permit will be issued and you may be required to uncover any work that has not been inspected. In some case, regulations and codes may not permit the type of construction that has been done. In this case, you may be required to replace or restore the area to its original condition prior to construction.

### **What If I Have a Permit But Never Called for Inspections?**

Your permit will expire after one year. Before the year is up you may apply for 180 day extension, stating your reasons for the extension. If your permit expires with no extension, and there has been no final inspection you are in violation of the codes.