

# GOVERNOR SIGNS PERMIT EXTENSION BILL

In a move strongly supported by CBIA and other industry coalition members, Governor Edmund G. Brown Jr. has signed AB 2913 (Wood), a measure which extends the expiration date of building permits from 6 months to 12 months. Also, the bill amends the statute to make it clear that all local jurisdictions have the authority to grant one or more 6-month extensions for just cause.

For the past 30+ years, the existing statute has stipulated that a builder must comply with the building codes that are in effect on the date the initial permit application is submitted to the local building department and that once the permit is issued, this initial permit was good for six months.

However, the ability to grant extensions was in the administrative code, and numerous local jurisdictions chose not to adopt this authority. Making matters worse, California (and the rest of the nation) has been struggling with a severe labor shortage over the past decade with no end in sight. This problem has been further exacerbated by the wildfires over the past two years making the need to suspend or delay projects for short periods of time a shared reality within the industry.

AB 2913 seeks to address these issues by doubling the amount of time the initial permit is valid and by placing into statute the authority for locals to grant one or more extensions for just cause. A special thanks go out to Nick Cammarota and Silvio Ferrari for their work on this bill. For more information, please contact Bob Raymer, CBIA Technical Director at [rraymer@cbia.org](mailto:rraymer@cbia.org).

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AB 2913 (Wood) - Amended Health & Safety Code:

18938.5. (a) Only those building standards approved by the commission, and that are effective at the local level at the time **an application for a building permit is submitted**, shall apply to the plans and specifications for, and to the construction performed under, that building permit.

(b) (1) A local ordinance adding or modifying building standards for residential occupancies, which are published in the California Building Standards Code, shall apply only to an application for a building permit submitted after the effective date of the ordinance and to the plans and specifications for, and the construction performed under, that permit.

(2) Paragraph (1) shall not apply to any of the following:

(A) A city or county that has been subject to an emergency proclaimed pursuant to the California Emergency Services Act (Chapter 7 (commencing with Section 8550) of Division 1 of Title 2 of the Government Code).

(B) A permit that is subsequently deemed expired because the building or work authorized by the permit is not commenced within **12 months** from the date of the permit or the permittee has abandoned the work authorized by the permit.

(C) A permit that is subsequently deemed suspended or revoked because the building official has, in writing, suspended or revoked the permit due to its issuance in error or on the basis of incorrect information supplied.

(c) No model code made applicable to any additional occupancy shall apply to any project that has been submitted for a building permit prior to the effective date of that model code.

18938.6. (a) Every permit shall remain valid for purposes of this part if the work on the site authorized by that permit is commenced within **12 months after its issuance**, unless the permittee has abandoned the work authorized by the permit.

(b) A permittee may request an extension of a permit. The building official may grant, in writing, **one or more extensions of time for periods of not more than 180 days per extension**. The permittee shall request an extension pursuant to this subdivision in writing and demonstrate justifiable cause for the extension.