

Building Permit Expiration

MUBEC (IBC 2009 105.5; IRC 2009 R105.5; IEBC 105.5)

Expiration. Every *permit* issued shall become invalid unless the work on the site authorized by such *permit* is commenced within 180 days after its issuance, or if the work authorized on the site by such *permit* is suspended or abandoned for a period of 180 days after the time the work is commenced. The *building official* is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

Plumbing Note: Language detailing the expiration of an internal plumbing permit is similar to the above. See UPC 2009 103.3.4

BOCA 1996 108.2

Suspension of permit: Any permit issued shall become invalid if the authorized work is not commenced within six months after issuance of the permit, or if the authorized work is suspended or abandoned for a period of six months after the time of commencing the work

Question: When does a building permit expire?

Answer: The permit becomes invalid under two distinct situations; both based on a 180-day period. The first situation is when no work was initiated 180 days from issuance of a permit. The second situation is when the authorized work has stopped for 180 days. In both cases, work not started and work stoppage, are determined by date of required inspections. Examples: 1) On a new building, the first inspection may be indicated on the permit as foundation before backfill. If no inspection is completed within 180 days of the permit issuance, the permit becomes invalid. 2) Work on a project is inspected through the rough in inspections however, if a final inspection is not completed within the 180 days following, the permit becomes invalid.

The current MUBEC building code gives the code enforcement officer the authority to extend this time limitation (in increments of 180 days), provided the extension is requested in writing and there is reasonable cause, which typically includes events beyond the permit holder's control.

If the desire is to resume a project where the existing permit has become invalid, a new application for permit subject to the current building code and fee schedule in effect at that time will be required.