As-Built Basics
Introductions

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Topics

1) Defining As-Built
2) As-Built Submittal Process
3) As-Built Review Process
4) As-Built Inspection Process
5) As-Built Tips
6) Open Discussion
Please Ask Questions

Your Participation is Important
As-Built Projects

As-Built:

“Construction of a structure or building without permits or the benefit of inspections”
As-Built Projects

Help!!!!

I bid a project for an addition at a house and I found out the house it’s permitted.....

WHAT DO I DO?
As-Built Projects

It is recommended to hire a professional

Obtain a checklist of items that need to be submitted for project review
As-Built Projects

General Submittal Items:

• As-Built Construction Plans
• Well/Septic Plans (*if applicable*)
• Structural Calculations (*if applicable*)
• Truss Calculations (*if applicable*)
• Energy Calculations
• Building Permit Application
“As-Built” Plans:

Site Plan
"As-Built" Plans:

Floor Plan
“As-Built” Plans:

Foundation Plan
“As-Built” Plans:
Framing Plans
“As-Built” Plans:
Building Elevations
“As-Built” Plans:

Structural Details & Plan Notes

Eaves - Projecting Boxed with Slates

double end stud

nail pattern at edges

treated bolt plates

concrete foundation

anchor bolts

hold down

Detail 34
“As-Built” Plans:

Energy Calculations
“As-Built” Plans:

Septic/Well Plans
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Project is allowed to use codes that were in affect at time of construction
As-Built Projects

How do I prove the date of construction?

“Report/Evaluation from licensed professional”
As-Built Projects

I submitted plans for review; now what?

Reviewed by departments:

• Minor project; 2 week review
• Major project; 4 week review

Track your review status online
As-Built Projects

Review Status:

A = Approved

Permit is ready to be issued

Z = Corrections

Corrections are needed to the plans and plan re-submittal is needed
As-Built Projects

Are there special fees for As-Built projects?

No; fees are applied as they would for normal construction projects.

Road Mitigation fees are allowed to be charged per the fees in affect at the date of construction.
As-Built Projects

What is the As-Built inspection process?

- Conducted to limit destructive testing
- Number of inspections depends on project

See As-Built Inspection & Plan Review Basic Checklist
As-Built Projects

Why should I get an As-Built Permit?

- Safety
- Investment Protection
- Property Value
As-Built Projects

Common Obstacles

- Foundation construction verification
- Grading
- Non-conventional construction
- Location on property
- Other construction without permits
- COMMUNICATION
OPEN DISCUSSION

& QUESTIONS

If you have further questions at a later date please do not hesitate to contact the Nevada County Community Development Agency.