SOLUTIONS for PROPERTY

"First In Building Permit Reports"

The Building Permit Report

Date ~ August 26, 2025 Escrow ~ None

Subject Property

242 Euclid Avenue
Long Beach, CA 90803

~

Prepared For

Rhett Winchell
of
NDA, Inc.

Phone: (818) 908 – 8945 ~ www.solutionsforproperty.com ~ Fax: (818) 908 - 8946

THE BUILDING PERMIT REPORT STATEMENT

FOR

242 EUCLID AVENUE., LONG BEACH, CA 90803

Enclosed on the following pages are copies of all available Building Permits, Plot Plans, and Certificates of Occupancy on file with the Local Department of Building & Safety. The Law requires that Property Owners obtain a permit whenever the valuation exceeds $200.00. If there is no permit on file, this may mean that the work may have not been legally permitted.

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BUILDING & SAFETY RECORDS DIVISION INDICATE:

☒ Enclosed are all available Building Permits (structures) on file with the Local Department of Building & Safety.

☐ No records were found after a review of the Local Department of Building & Safety Records.

☐ Original Building Permits were not found for subject property.

~

PUBLIC WORKS RECORDS DIVISION INDICATE:

☐ There IS a permitted sewer connection to the public city sewer line.

Sewer Permit Number and Year of Connection: #

☐ Enclosed is an official sewer permit as proof of a permitted sewer connection.

☐ There IS NOT a permitted sewer connection to the public city sewer line.

☐ A Video Camera Inspection must be performed to determine condition and connection to a municipal city sewer line.

~

I acknowledge disclosure of all available Building Permits, Sewer Permits, or Building Code Violations on file with the Department of Building and Safety and Department of Public Works.

Signature of Buyer:_____Date:_____

	FILE NO.
ST. NO. 248 Euclid Ave.	DATE
LOT NO.	8-29-38
BLOCK	PERMIT NO.
TRACT	3-5499

OWNER E. F. Gilmore

ADDRESS [redacted]

CONTRACTOR Paul F. Pierce

ADDRESS 284 Orizaba Ave.

USE OF BUILDING Dwelling - Addition and Alterations

TYPE OF CONSTRUCTION

DESCRIPTION OF BUILDING

WIDTH	LENGTH	HEIGHT
STORIES	ROOMS	FAMILIES

TOTAL COST 300.00 FEE 2.00

INSPECTION RECORD

(This side of card is for final inspection only—see back for detailed inspection reports)

DATE	INSPECTOR	FINAL INSPECTIONS
		EXCAV. INSP.
		FRAMING INSP.
		PLASTERING INSP.
		ROOFING INSP.
2-24 41	[illegible]	BUILDING COMPLETION
		PLUMBING INSP.
9 21 38	[illegible]	ELECTRICAL INSP.

TEMP. C. OF O. NO. Date

FINAL C. OF O. NO. Date

APPLICATION FOR BUILDING PERMIT

DEPARTMENT OF BUILDING AND SAFETY
CITY OF LONG BEACH 2, CALIFORNIA
43-5435
APPLICANT FILL IN AREA BELOW

Job Address: 242 EUCLID AVE
Lot No.: | Bldg. Permit No.:
Block No.: | Tract:
Owner's Name: Glen D Bridges [redacted]
Owner's Address: [redacted]
Contractor: OWNER | State Lic. No.:
Contractor's Address: | State Lic. No.:
Architect/Engineer: | State Lic. No.:
Present Bldg. Use: | Proposed Bldg. Use:
Description Of Work: Paneling Dry
& Accoustical Ceiling
Bldg. Permit Fee: | No. Stories: | Total Area Sq. Ft.:
Material: Exterior Walls: | Material Roof:
Valuation: $ 200.00 | No. Families:
Will this be a condominium? Yes: | No:

I have carefully examined and read the above application and know the same is true and correct, and that, in doing this work, all provisions of Long Beach Ordinances and State Laws will be complied with, whether herein specified or not. Also in accordance with the Municipal Code, I hereby apply for a Certificate of Occupancy to be issued after all final inspections have been called for by me and have been made to the Dept. of Building & Safety.

Signature of Applicant: Mrs Glen A Bridges | Date:

I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to become subject to the Workmen's Compensation Laws of the State of California.

Signature | Date

Job Address: 242 EUCLID
Owner: BRIDGES | Phone No.:
Owner: [redacted]
Contractor: owner | Phone No.:
Job Description: PANEL DRY
& ACC CEILING
Present Bldg. Use | Proposed Bldg. Use
Zone: R-2 | Date Rec.: 6-1-67 | Plan Ck. No.: ATC
F.D. | W.E. Inc. | Checking Fee Rec. No.
Group: V J | Taken By | Checking Fee: $
Set Backs | Issued By | Permit Fee: $ 2.00
Validation Space

CENSUS TRACT/BLOCK
JUN -2 67 $ 5950 BP 2.00

Req. Inspection Required	☐ Yes	☐ No		
Trench			Tile Final	
Steel			Plaster Final	
Roof Sheg.			Heating Final	
Roof Final			Masonry Final	
Heating Rough			Bldg. Final	6-5-67 Approved
Framing			Cert. of Occupancy	
Lath			Field Ck. By	
Stucco Lath			Plan Ck. Read.	Yes ☐ No ☐
Tile Rough			Plan Ck. By	

Remarks:
Owner permit # 8495
issued Sept 20-66

APPLICATION FOR BUILDING PERMIT
DEPARTMENT OF BUILDING AND SAFETY
CITY OF LONG BEACH, CALIFORNIA 90802

APPLICANT FILL IN AREA BELOW

242 EUCLID AVE., LONG BEACH, 90803

3 | 4428

"E" | MIRA MAR

RICHARD S. McKERLEY [redacted]

[redacted]

OWNER

CARPORT

A CARPORT STRUCTURE, 12'W X 24'L, WITH ROOF DESIGN MATCHING THE LINE OF HOUSE ROOF AND TO BE COVERED IN SAME COMPOSITION MATERIAL. THE CARPORT WILL BE TIED IN/W HOUSE ON DRIVEWAY SIDE AND SUPPORTED BY SIX HEAVY WROUGHT IRON COLUMNS, THREE ON EACH SIDE.

NONE

10' CEILING 12' APEX | 1 | 288

NONE | BROWN COMP., MATCHING HOUSE

$ ~~1165.~~ 864.00 | -

O

Signature of Applicant: R S McKerley

Date: 1/23/75

6/23/75

Signature

Date

---

242 Euclid Ave | 5

McKerley | 2

[redacted]

owner | 288

add patio cover to side of dwelling

R2 | 6-23-75 | Card

4063

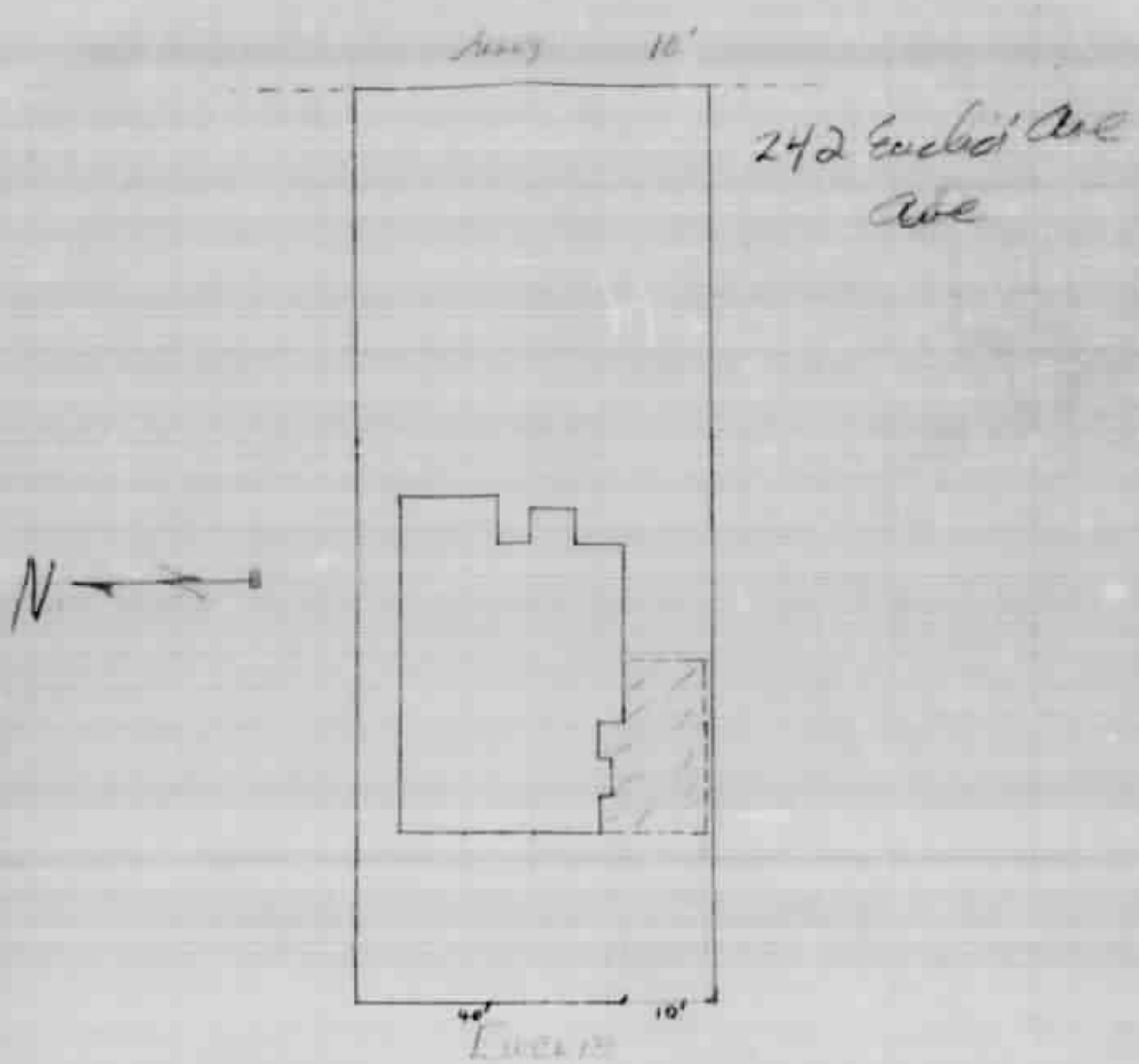
I | 2 ... | $4.50

13 | ... | $9.20 + 74

18 4 754428 9.07

Cash

OK Board of Appeals 7-14-75



USE SOFT PENCIL AND DRAW HEAVY LINES
North arrow should be correctly placed
Show completely dimensioned Lot Plot

Have correct legal description and address of property
Note adjoining Streets or Alleys and width of Curb Cuts
Note Location of Each Auto Parking Space

Date Rec'd 6-23-75 Check One: New ___ Alteration ___ Addition ✓ Repair ___ Demolition ___

Location of Job 242 Euclid Ave Zone R2

Owner's Name R S McMartin Address [redacted]

Lot 3

Block E Tract Mesa Mar

Contractor's Name Owner Address ___

Valuation Of Proposed Work $ 864 Applicant ___ Phone ___

CHECKED BY: Counterman JW Field Inspector ___ Plan Checker ___

APPLICATION FOR BUILDING PERMIT
DEPARTMENT OF BUILDING AND SAFETY
CITY OF LONG BEACH, CALIFORNIA 90802
435-3435

APPLICANT FILL IN AREA BELOW

Job Address: 242 Euclid Ave

Lot No. | Bldg. Permit: 7931

Block No. | Tract

Owner's Name: R.S. McKeeley | Phone: [redacted]

Owner's Address: [redacted]

Contractor: OWNER | City Lic. No.

Contractor's Address: SAME | Phone No.

Architect, Engineer | State Lic. No.

Present Bldg. Use | Proposed Bldg. Use

Description of Work:

ENCLOSE PORCH FRONT PORCH FOR ENTRY

Construction Lender | Branch Office

Address

Bldg. Height Ft. | No. Stories: 1 | Total Area (sq. ft.): 66

Material Exterior Walls: Stucco | Material Roof: Compo

Valuation: $ 300. | No. Families

Will this be a condominium? Yes | No

State Contractors License No. ______ Class ______

Address ______

I hereby certify the information in this application is true and correct and that all Long Beach Ordinances and State Laws will be complied with in doing the work. Also, I hereby apply for a Certificate of Occupancy in accordance with the requirements of the Long Beach Municipal Code.

Signature of Applicant: R.S. McKeeley | Date

I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to become subject to the Workmen's Compensation Laws of the State of California.

Signature | Date

Job Address: 242 Euclid Ave | Lot/Corner

Owner: R.S. McKeeley | Phone No. | Bldg. ✓

[redacted] | Valuation: 300

Contractor: owner | Phone No. | Height

Job Description: Enclose front Porch for Entry | Area: 66

Present Bldg. Use: Res. | Proposed Bldg. Use

Zone	Done Bldg.	Plan Check No.
R-2	8-21-75	allen
F.D.	Census Tr.	Checking Fee Rec. No. 7161
Group I	Exam. By RB	Checking Fee $ 2.50
Set Backs	Issued By JO	Permit Fee $ 5.00 — Tax .07

Validation Space

SEP -2 4 757937-*****5.07
Cash

Req. Inspection Rec'd ☐ Yes ☐ No		Plan Check Req'd ☐ Yes ☒ No	
Found.		Use	
Steel		Air Cond. & Htg.	
Roof		Plumbing	
Framing		Bldg. Final	6-30-77 RH ✓
Lath		Field Check By	Smith 8-22-75
Drywall/Cert.		Plan Check By	

Remarks: Call for Frame insp. Before covering walls.

APPLICATION FOR BUILDING PERMIT
DEPARTMENT OF BUILDING AND SAFETY
CITY OF LONG BEACH, CALIFORNIA 90802
590-6831
APPLICANT FILL IN AREA BELOW

2142 EUCLID AVE., LONG BEACH

3

E | MIRA MAR

RICHARD S. McKERLEY [redacted]

[redacted]

OWNER

HOME

EXTEND (1) ROOM 6'X9' AND ROOF FLUSH WITH FRONT OF HOUSE. EXTEND ROOF ON SOUTH FLUSH WITH FRONT OF HOUSE.

~~500~~ 1229.00

Signature of Applicant
R.S. McKerley 7-8-77

Signature of Foreman

272 Euclid Ave
Richard S. McKerley [redacted]
owner
Add 6x9 to below on north
Extend roof on South flush
with house

R2 | 7-8-77 | All
1229.00 | 3689
I | R3C | 6.10
~~15~~ | AA | 13.04 | .14

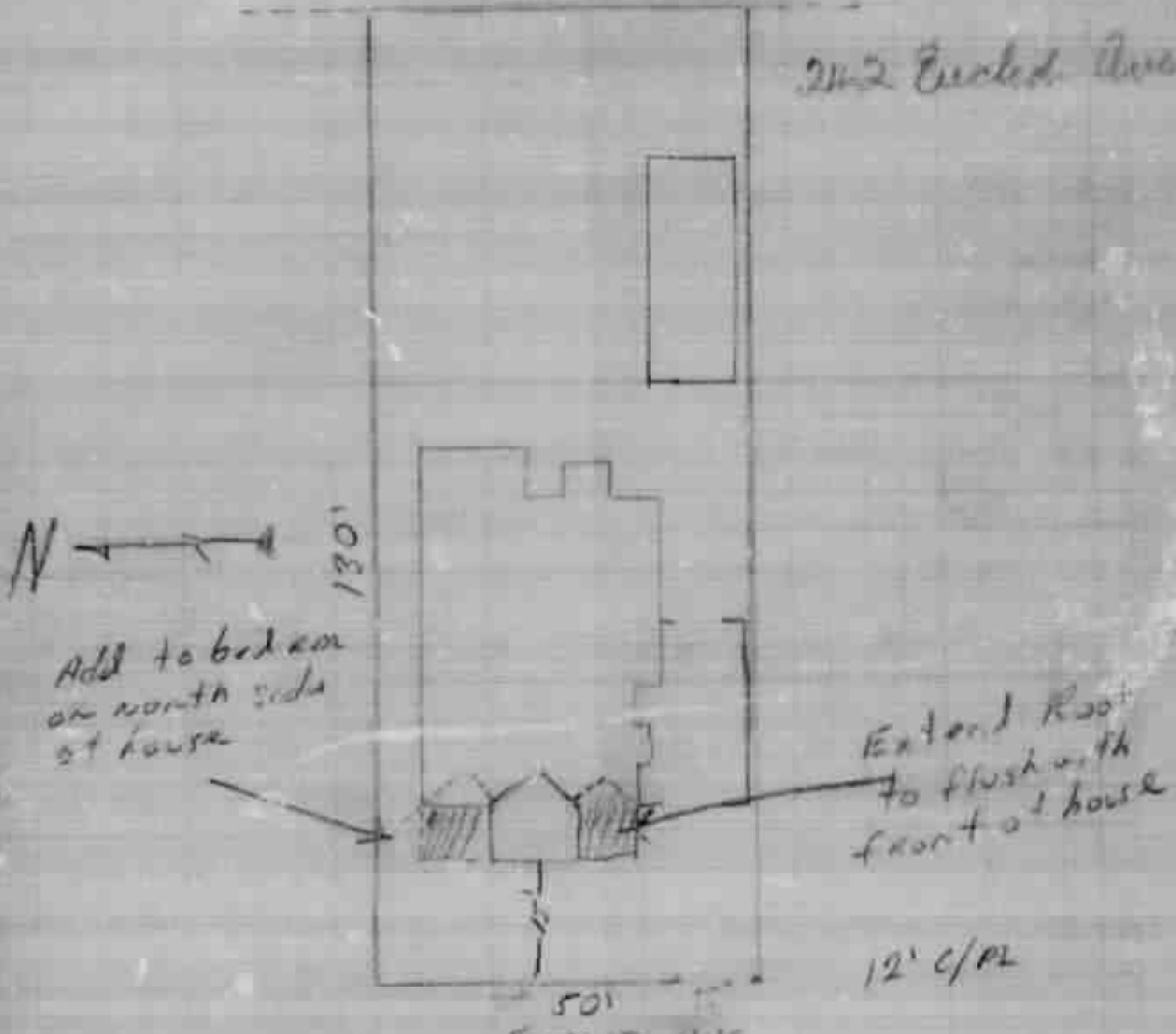
88 19 4 173615 13.14
CASH

B-73615
12-77 KH

242 Euclid

ALLEY 10'

242 Euclid Ave



USE SOFT PENCIL AND DRAW HEAVY LINES.
North arrow / should be correctly placed
Draw complete/ dimensioned Lot Plot

Have correct legal description and address of property
Note adjoining Streets or Alleys and width of Curb Cuts
Note Location of Each Auto Parking Space

Date Rec'd 8-5-77 Check One: New ____ Alteration ____ Addition ✓ Repair ____ Demolition ____

Location of Job 242 EUCLID AVE Zone R-2

Owner's Name R.S. MEMPLEY Address [redacted]

Lot 3

Block E Tract MIRA MAR

Contractor's Name OWNER Address

Valuation Of Proposed Work $ 1229.00 Applicant Phone 434-4372

CHECKED BY: Courthouse 7-8-77 Field Inspector Plan Checker

N-8

Project Detail Report

NAME:	MCKERLEY, CLYDE,		PROJECT: 00228519
ADDRESS:	242 EUCLID AVE 90803		
LEGAL DESCR:	MIRA MAR TRACT LOT 3 BLK E		INDEX: -
PARCEL #:	7255 010 004	DATE RECORDED:	YEAR BUILT: 20
CENSUS TRACT:	5772.00	COUNCIL DISTRICT: 3	# OF BUILDINGS:
PLAN ZONE:	R1N	INSPEC DISTRICT: 3G	# OF DWELLINGS: 1
OVERLAY:		G (Other Info): 2	ENTERED BY: TLK

LOT SIZE:			F / A:	FRONT:		DEPTH:	
SETBACKS:	FRONT: 015	REAR: 010		LEFT:	004	RIGHT:	004
HARBOR:	N	HISTORICAL:	N	OIL:	N	FLOOD:	N
AQUIS PRIOLA:	N	AIRPORT:	P	REDEV:	N	COASTAL:	P
CDBG:	N			LIQUAFACTION:	N	PARKING:	Y

Project Information

102

PROJECT # 00228519

Applicant		Owner	
NAME:	MCKERLEY LEE CLYDE	NAME:	MCKERLEY LEE CLYDE
ADDRESS:	[redacted]	ADDRESS:	[redacted]
PHONE:	[redacted]	PHONE:	[redacted]

DESCRIPTION:	BLOCK FENCE 20' LONG & 8' HIGH		
ACTIVE STATUS:	A	FCC CODE:	329
APPLICATION DATE:	02/13/97	SIC CODE:	
FINAL DATE:		PROJECT TYPE:	R
PLAN DEPT APPR:		FINAL STATUS:	F
PLAN APPR INIT:		PERMIT MODE:	R
DEPARTMENT #:		REVIEW /PERMIT PRINTED:	P
SUITE:		OWNER / BUILDER:	Y
APPL 180 DAY DATE:	02/24/98	PROJECT TYPE INDICATOR:	
EXTEND 180 DATE:		EXTEND 180 DAY DATE:	
BUILDING HEIGHT:		PROJECT COMMENTS ON 103:	
PROJECT USE:	SFD	INSPECTION CLASS:	G
PROJECT USE:	SFD	CHECKLIST ATTACHED:	
DEPOSIT AMOUNT:	0.00	ELEVATION CERTIFICATE:	N
AMOUNT DIFF:	0.00	PLAN DEPT APPROVAL REQUIRED:	N
DOCUMENT COUNT:	0	DIR	
ENTERED BY:	TLK	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	

Plan Review Log

114

PROJECT #

#	DEPARTMENT NAME	PLAN TYPE	BIN #	Received	Int	Reviewed	Int	Approved	Int	STATUS

Project Activity

115

PROJECT # 00228519

PERMIT TYPE	DESCRIPTION	PLAN REVIEW	BOND REQ	STATUS
BU	BUILDING	N		YP

PERMIT TYPE	DESCRIPTION	PLAN REVIEW	BOND REQ	STATUS
ZO	ZONING FEES	N	N	YP

Fees Collection

205

PROJECT #: 00228519

RECEIPT #: 0202034

NAME: MCKERLEY LEE CLYDE
ADDRESS: [redacted]
PHONE:

TYPE	CHECK #	ABA #	AMOUNT
CH	485		63.50
			0.00

AMOUNT DUE: 63.50
DATE RECEIVED: 04/18/97
ENTERED BY: JSB

CARD TYPE:
CARD #:
APPROVAL CODE:

Fee Calculation

PROJECT # 00228519

Permit Type:	BU							
Square Feet Calc:	0	Input	0	Rate	0.00			0.00
Valuation Current:	302	Original	302	Variance	0.00			22.00
Plan Review Current:	0	Original	0	Variance	0.00			0.00
FLAT Rate Desc:		Amount	0.00					0.00
Percentage:	0.00 Of Permit Type							0.00
MISC DESC:			@	0.00				0.00
Description, Group, Type:						Item Count Fee		0.00
Engineers Estimate:	0.00							
Fast Tract:	N					Permit Fee		0.00
SMIP:	10					Double / Half Fee		0.00
ENTERED BY:	TLK					Processing Fee	1	16.00
DATE ENTERED:	02/13/1997	Minimum Difference		0.00		Total Fee		38.00

Permit Type:	ZO							
Square Feet Calc:	0	Input	0	Rate	0.00			0.00
Valuation Current:	0	Original	0	Variance	0.00			0.00
Plan Review Current:	0	Original	0	Variance	0.00			0.00
FLAT Rate Desc:		Amount	0.00					0.00
Percentage:	0.00 Of Permit Type							0.00
MISC DESC:			@	0.00				0.00
Description, Group, Type:						Item Count Fee		25.00
Engineers Estimate:	0.00							
Fast Tract:	N					Permit Fee		25.00
SMIP:	00					Double / Half Fee		0.00
ENTERED BY:	TLK					Processing Fee	N	0.00
DATE ENTERED:	02/13/1997	Minimum Difference		0.00		Total Fee		25.00

Sign Fee

217

PROJECT #

APPLICATION PERMIT USE:

	Square Feet	Pole Height	Wall Projection	Feet Over ROW	Valuation	Plan Review Fee
1						
2						
3						
4						
5						

Miscellaneous Desc @

SMIP:

Permit Fee

Double / Half Fee

ENTERED BY:

Filing Fee

DATE ENTERED:

TOTAL FEE

Inspection Data

308A

SITUS ADDRESS: 242 EUCLID AVE 90803

PROJECT #	TYPE	DESCRIPTION	Status	WUP	24 HR	ID	INSPECTION DATE
00228519	005	Framing	A	6	Y	BB	08/19/97
	019	Final Building	A	1	Y	BB	08/26/97
	079	Project Final	A	0	Y	MD	08/26/97

Project Detail Report

NAME:	MCKERLEY, CLYDE,		PROJECT: 00352890
ADDRESS:	242 EUCLID AVE 90803		
LEGAL DESCR:	MIRA MAR TRACT LOT 3 BLK E		INDEX: -
PARCEL #:	7255 010 004	DATE RECORDED:	YEAR BUILT: 20
CENSUS TRACT:	5772.00	COUNCIL DISTRICT: 3	# OF BUILDINGS:
PLAN ZONE:	R1N	INSPEC DISTRICT: 3G	# OF DWELLINGS: 1
OVERLAY:		G (Other Info): 2	ENTERED BY: TLK
LOT SIZE:		F / A: FRONT:	DEPTH:
SETBACKS:	FRONT: 015	REAR: 010	LEFT: 004 RIGHT: 004

HARBOR:	N	HISTORICAL:	N	OIL:	N	FLOOD:	N
AQUIS PRIOLA:	N	AIRPORT:	P	REDEV:	N	COASTAL:	P
CDBG:	N			LIQUAFACTION:	N	PARKING:	Y

Project Information

102

PROJECT # 00352890

Applicant		Owner	
NAME:	CLYDE MCKERLEY	NAME:	CLYDE MCKERLEY
ADDRESS:	[redacted]	ADDRESS:	[redacted]
PHONE:	[redacted]	PHONE:	[redacted]

DESCRIPTION:	LEGALIZE HEIGHT OF FENCE TO 6'6"-REDUCE HT OF WOOD O		
ACTIVE STATUS:	A	FCC CODE:	434
APPLICATION DATE:	05/29/02	SIC CODE:	
FINAL DATE:		PROJECT TYPE:	R
PLAN DEPT APPR:		FINAL STATUS:	F
PLAN APPR INIT:		PERMIT MODE:	R
DEPARTMENT #:		REVIEW /PERMIT PRINTED:	P
SUITE:		OWNER / BUILDER:	Y
APPL 180 DAY DATE:	12/15/02	PROJECT TYPE INDICATOR:	
EXTEND 180 DATE:		EXTEND 180 DAY DATE:	
BUILDING HEIGHT:		PROJECT COMMENTS ON 103:	
PROJECT USE:	SFD	INSPECTION CLASS:	G
PROJECT USE:	SFD	CHECKLIST ATTACHED:	
DEPOSIT AMOUNT:	0.00	ELEVATION CERTIFICATE:	N
AMOUNT DIFF:	0.00	PLAN DEPT APPROVAL REQUIRED:	N
DOCUMENT COUNT:	8,224	DIR	
ENTERED BY:	CNT	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	

Plan Review Log

114

PROJECT #

#	DEPARTMENT NAME	PLAN TYPE	BIN #	Received	Int	Reviewed	Int	Approved	Int	STATUS

Project Activity

115

PROJECT # 00352890

PERMIT TYPE	DESCRIPTION	PLAN REVIEW	BOND REQ	STATUS
SD	STORM WATER	N	N	YP
ZO	ZONING FEES	N	N	YP

PERMIT TYPE	DESCRIPTION	PLAN REVIEW	BOND REQ	STATUS
BU	BUILDING	N		YP

Fees Collection

205

PROJECT #: 00352890

RECEIPT #: 0298855

NAME: CLYDE MCKERLEY

ADDRESS: [redacted]

PHONE:

TYPE	CHECK #	ABA #	AMOUNT
CH	516		65.75
			0.00

AMOUNT DUE: 65.75

DATE RECEIVED: 05/29/02

ENTERED BY: KLM

CARD TYPE:

CARD #:

APPROVAL CODE:

Fee Calculation

PROJECT # 00352890

Permit Type:	BU							
Square Feet Calc:	0	Input	0	Rate	0.00			0.00
Valuation Current:	500	Original	500	Variance	0.00			22.35
Plan Review Current:	0	Original	0	Variance	0.00			0.00
FLAT Rate Desc:		Amount	0.00					0.00
Percentage:	0.00	Of Permit Type						0.00
MISC DESC:			@	0.00				0.00
Description, Group, Type:						Item Count Fee		0.00
Engineers Estimate:	0.00							
Fast Tract:	N					Permit Fee		0.00
SMIP:	10					Double / Half Fee		0.00
ENTERED BY:	CNT					Processing Fee	1	16.25
DATE ENTERED:	05/29/2002	Minimum Difference		0.00		Total Fee		38.60

Permit Type:	SD							
Square Feet Calc:	0	Input	0	Rate	0.00			0.00
Valuation Current:	500	Original	500	Variance	0.00			1.65
Plan Review Current:	0	Original	0	Variance	0.00			0.00
FLAT Rate Desc:		Amount	0.00					0.00
Percentage:	0.00	Of Permit Type						0.00
MISC DESC:			@	0.00				0.00
Description, Group, Type:						Item Count Fee		0.00
Engineers Estimate:	0.00							
Fast Tract:	N					Permit Fee		0.00
SMIP:	00					Double / Half Fee		0.00
ENTERED BY:	CNT					Processing Fee	N	0.00
DATE ENTERED:	05/29/2002	Minimum Difference		0.00		Total Fee		1.65

Fee Calculation

297

Continued

PROJECT # 00352890

Permit Type:	ZO						
Square Feet Calc:	0	Input	0	Rate	0.00		0.00
Valuation Current:	0	Original	0	Variance	0.00		0.00
Plan Review Current:	0	Original	0	Variance	0.00		0.00
FLAT Rate Desc:		Amount	0.00				0.00
Percentage:	0.00 Of Permit Type						0.00
MISC DESC:		@	0.00				0.00
Description, Group, Type:					Item Count Fee		25.00
Engineers Estimate:	0.00						
Fast Tract:	N				Permit Fee		25.00
SMIP:	00				Double / Half Fee		0.00
ENTERED BY:	CNT				Processing Fee	N	0.00
DATE ENTERED:	05/29/2002	Minimum Difference		0.00	Total Fee		25.00

Sign Fee

217

PROJECT #

APPLICATION PERMIT USE:

	Square Feet	Pole Height	Wall Projection	Feet Over ROW	Valuation	Plan Review Fee
1						
2						
3						
4						
5						

Miscellaneous **Desc** **@**

SMIP: **Permit Fee**

Double / Half Fee

ENTERED BY: **Filing Fee**

DATE ENTERED: **TOTAL FEE**

Inspection Data

SITUS ADDRESS: 242 EUCLID AVE 90803

PROJECT #	TYPE	DESCRIPTION	Status	WUP	24 HR	ID	INSPECTION DATE
00352890							
	019	Final Building	A	1	Y	RWS	06/18/02
	079	Project Final	A	0	Y	EVA	06/18/02

BUILDING PERMIT DISCUSSIONS

This generalized Discussion/Explanation section is intended for information purposes only in order to provide a better understanding of Building Permits and the Permit Process. Should you have any further questions, please feel free to contact Solutions For Property, Inc. and one of our Experts will be glad to assist you!!

~

INTRODUCTION

You have taken an important step in obtaining this report to help inform yourself about the home you are planning to purchase or the home you are presently living in. This section contains some general background information on certain subjects that can help you better understand what building permits are and the processes involved. It also contains information about the different types of reports and permits you can request information on. The information is of necessity generalized as specific planning and permit processes vary among the different jurisdictions.

There is no question that when permit information is available *and* property analyzed, a more complete history of a home is available. A permit search helps document the history of a home's construction and additional work that may have been undertaken after initial construction. However, buyers and sellers should not over-rely on permit searches. A permit search has the possibility of providing incomplete or ambiguous results due to the age of the home; differences in the way various jurisdictions maintain and file permit information. In addition, permits can be lost, misplaced, or even thrown-out (yes, this can happen!) With these potential limitations in mind, the Property Solutions Permit Report provided the results of what our search has uncovered for this home. Take this information as *part of* what is being provided to you by a home inspector, the seller, real estate agent, and your own experience.

This section includes discussions on topics to help you in understanding and assessing building permits and general permit processes. It is for general information purposes only and is not intended to be an exhaustive study nor a synopsis of all aspects of building permits and what may exist in jurisdictional planning and or engineering files. What types of projects may or may no require a permit and the permit process vary over time and by jurisdiction. If you have questions about building or permit requirements at a specific property, we suggest you contact that area's jurisdictional planning and/or engineering department.

This discussion section is divided into the following parts:

Part 1. The Building Permit Process
Part 2. Understanding the Potential Limitations of Permits
Part 3. Why Search for Sewage System Permits?
Part 4. What is a "Geo-technical", "Soils", or "Geologic" Report?

*For additional information on building permit topics in your area, contact the planning, development, or engineering departments of you city or county.

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THE BUILDING PERMIT PROCESS

(Part 1)

WHAT GOVERNS CONSTRUCTION STANDARDS?

To help assure the building we live and work in are built appropriately, there are a set of uniform codes published by the International Conference of Building Officials. These codes establish minimum standards and procedures for most aspects of construction and development. The purpose of establishing minimum standards is to help safeguard life, limb, health and public welfare by regulating and controlling the design, construction, materials, and location of buildings. Some common codes you may be familiar with are the Uniform Building Code, The Uniform Plumbing Code, or the Uniform Electric Code. City and County jurisdictions who are empowered to oversee and regulate development and construction can adopt the various Uniform Codes as they are published, or they can amend and revise the Codes to produce a set of standards suited to local conditions.

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WHAT IS A BUILDING PERMIT?

A building permit is simply a "license" to construct something. Permits are required for new construction as well as most "re-modeling" activities such as adding a skylight, or re-plumbing a bathroom. Some types of home maintenance projects may require permits too, such as replacing a water heater of a window. The types of projects that require a permit very between jurisdictions, and may be based on the value of the proposed work. The types of projects that require a permit have changed over time too. For example, a project that requires a permit today may not have required a permit 20 years ago. This is an important point to keep in mind when assessing the permits on file for the property you are interested in.

An application for a permit must be completed when a construction project is planned. This process has to be repeated for every separate permit such a building, mechanical, electrical, grading, sewer plumbing, etc. A fee is charges for each permit. Once the county or city is satisfied that the applicant's plans satisfy the relevant codes and ordinances, a permit is issued. The proposed construction must take place within a certain time period, because permits eventually expire.

A jurisdiction can decide not to issue a permit if the plans do not satisfy its requirements or if other circumstances such as the site's geology would not permit safe construction etc. Jurisdictions also have the authority to revoke or suspend permits if violations occur or significant changes are proposed.

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THE BUILDING INSPECTION PROCESS

Jurisdictions have the right to inspect the construction process and materials used in any project that requires a permit. In many types of permits, an inspection or series of inspections by an official building inspector is actually required. Some types of construction even require constant monitoring! The inspection process is to help assure that the construction is following the plans approved by the jurisdiction during the permit application process. The persons undertaking the construction process are responsible for contacting the appropriate department to schedule the necessary inspections.

The inspector is to observe the work. If the inspector approves the work, that approval and the fact that the inspection was done is supposed to be recorded on the permit. After the work is completed and the jurisdiction is satisfied that the project complied with the current requirements, the permit is "finalized" or "signed off". This fact should be clearly noted on the permit itself.

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SUMMARY

A building permit is simply a "license" to construct something. The inspection process associated with building permits is a policing action to help assure that construction is completed according to the jurisdictionally approved plans for that project. Although, neither the permit nor inspection process guarantee or warrantee "quality" of construction, they help us establish that the construction process was monitored for compliance with local requirements and approved plans.

UNDERSTANDING THE POTENTIAL LIMITATIONS OF PERMITS

(Part 2)

There are hundreds of county and city level jurisdictions in California. Each tends to use a slightly different method of requiring, processing, storing, and making permits available. Jurisdictional records may be incomplete because permits were not obtained, are filed in a different department, were lost, misplaced or even accidentally thrown-out (yes, this may happen!) Therefore, the absence of a building permit does not necessarily mean that construction was done without a permit. As we discuss next, the mere presence of a building permit does not necessarily mean that construction took place or was properly accomplished either.

If permits are found, they must be properly examined and analyzed. It's not uncommon for property owners to obtain permits and then simply not build. Such permits may give the impression that remodeling or changes were made to a home that were not. Sometimes permits are obtained and owners do not go through the proper inspection process. In this case, permits are not "sign-offs" or a passing final inspection may be recorded on the back of the permit. When the permit is microfilmed for storage, the back of the permit may not be included. We are left not knowing if the permit was finalized or not!

When analyzing permits, remember that order homes may not "conform" to current codes and requirements, but this does not necessarily mean that the home is in "non-compliance". Minimum building and construction standards are revised and changed over time as new information, materials, and methods are found and implemented. An older home, addition, or re-model may have been built in compliance to an older set of standards. In this case, the home is said to be "non-conforming". It does not necessarily mean there is anything wrong with the quality of the home. If a construction project or home is said to be in "non-compliance", it means the work was not done according to the minimum code that was current when the work was undertaken.

Keep these possibilities in mind as you read through the Property Solutions Permit Report.

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WHAT ELSE CAN I DO?

The best method to help determine the quality of a home of addition is to simply inspect it today. We should all be realistic and understand that as homes get older, they usually show cosmetic signs of aging. If construction defects exist, these may be evident too. This is just one reason for a quality home inspection. Although home inspections are not generally code compliance checks, a good home inspection can identify many types of construction concerns if they exist.

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WHY SEARCH FOR SEWAGE SYSTEM PERMITS?

Is the home on a municipal sewer system or does it have a private septic system? These questions can be answered by a search of jurisdictional records to see what type of sewage permit is current for the property. Why is this important? A home on a private septic system will have certain maintenance requirements that a home on a municipal sewer system does not have. It's best to know and investigate potential maintenance routines and costs in advance, so problems don't occur later on.

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MUNICIPAL SEWER SYSTEMS

(PART 3)

Most homes in well-developed areas are connected to a municipal sewer system. This means waste is carried from the home into sewer pipes that transport the waste to treatment facilities where it is processed and rendered harmless before releasing into the environment. The sewer pipes are usually in the street. In some older areas, the sewage pipes carry both waste and storm water run-off. Although it is rare, there are certain areas where a home is on a municipal sewer system and is refused a permit to add an addition onto the home with more plumbing fixtures. This would generally be referred to as a type of "moratorium" on development. Sewer moratoriums can be put in place when a municipality's sewer system is at capacity, and additional fixtures and associated effluent could overload the system. This is important to check on if you are planning a house expansion.

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PRIVATE SEPTIC SYSTEMS

In areas where municipal sewer systems are not available, a home will have a private septic system to handle waste.

The most common and currently utilized private septic system is a septic tank with a leach field. Although there are many variations, a septic tank is just a tank buried in the ground. Pipes carry waste from the home into the tank where the waste material naturally degrades biologically. Liquid in the tank gradually flows out into the surrounding area or "leach field" where it continues to degrade. A septic system that is functioning properly is invisible and odorless.

Although very rare, the private septic system may consist of pipes that carry waste from the home to a cesspool on the property. A cesspool is simply a hole in the ground that is lined with porous masonry and is open to the air. Material in the cesspool gradually breaks down and leaches into the ground were additional degradation takes place. Cesspools are no longer allowed to be installed, but some older systems may remain in use.

All septic systems are dependent on bacterial degradation to work. Therefore, care must be taken to avoid bleaches and strong detergents from getting into the system where they can kill the necessary bacteria. Too much water entering the tank can overload the system too. Septic systems may need to be "pumped" periodically. If there are mechanical parts on the system, regular maintenance can help avoid problems. In general, if the home utilizes a private septic system, consult the current owner on proper maintenance of that particular system. It may be prudent to have the system checked by an expert too. If the property has had a home inspection, the septic system may have been checked and addressed. In any case, it is prudent to know where the septic system is located so its condition can be monitored and that no structures are placed on top of it.

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WHAT IS A "GEOTECHNICAL", "SOILS", OR GEOLOGIC REPORT?
(PART 4)

As part of your permit search, you may have elected to determine if there were any geotechnical, soils, or geologic reports on file for the property you are interested in purchasing. As discussed in the section on building permits, there are a set of uniform codes that have been established to set minimum standards for most aspects of construction in order to help assure that the buildings we live and work in are build appropriately. The purpose of establishing minimum standards is to help safeguard life, limb, and public welfare by regulating and controlling the design, construction, materials, and location of buildings.

Geologist and soil engineers are intricately involved with development in California. As valleys and relatively level areas are steadily built-up development has moved towards those areas, which tend to be more difficult to build on. Much of this land has a potential for geologic hazards from such things as steep hillsides, faults or expansive soil conditions.

Before development can proceed, most jurisdictions require a "soil engineering" and often a geologic study prior to construction. Such studies are undertaken to determine if geologic hazards exist on the property or in the immediate area that could impact the proposed development. In this way, engineers can design buildings to help avoid future problems.

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WHAT ARE THESE TYPES OF REPORTS?

Common sense tells us that the land a structure is to be built upon may affect "how" that building is constructed. For instance, is the site on a hillside? Are there geological conditions on the site such as a fault or a landslide or perhaps soil conditions that could impact the proposed structure? What type of foundation is best suited for this property? How will water drainage and grading be handled? These are the types of questions jurisdictional planning and engineering departments want answered before building permits are issued. Such questions are answered in "geotechnical", "soils", and "geologic" reports.

"Geotechnical reports" and "soils engineering reports" are synonymous with each other. In California, these reports must be signed by a State licensed Civil Engineer. This type of report is commonly required on most new home development or the structural re-modeling of an existing home. In general, the purpose of a geotechnical report is to address the adequacy of a site for development by investigating the conditions that could impact a structure such as the type of soils or bedrock, the topography, etc. These reports are designed to provide recommendations for foundations, grading and mitigation measures that should be undertaken to make the site suitable for development. Foundations which are fine for a house on level ground may not be adequate for the same house on a hillside. Soil and foundation studies use "subsurface exploration" (such as drilling holes to collect soil samples) to investigate underground conditions at a particular site. Soil samples are collected and tested in soil engineering laboratories to determine the properties of that soil which could affect a building constructed on that property.

In a geologically complex or hazardous area, a jurisdiction may require a more detailed report to specifically address the geological conditions in detail before new home development or certain types of remodeling. This type of report is called "geological report". NOTE: A geological report prepared for home development is different than the Property Solutions Natural Hazards Disclosure Reports you may receive during a real estate transaction. A geologic report prepared for new home development is going to provide on-site inspections and possibly laboratory analysis in order to describe the site's geology in detail and offer conclusions and recommendations as to how the geology could impact a proposed development. A geologic "disclosure" report informs you of State, County, or City mapped general geologic hazard areas that may affect the property. It does not provide conclusions or recommendations for development. A geologic report submitted for development purposes must be signed by a State licensed Geologist or Engineering Geologist.

Once a geotechnical or geologic report is submitted to the County or City as part of the permit process, it becomes public record and is kept on file at the local jurisdiction's planning or engineering department. Such reports are what we search for in this report.

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Development in Fault Areas

Since the early seventies, the State of California has delineated on maps areas around active fault traces. These areas called Alquist-Piolo Earthquake Fault Zones. For those properties in an Alquit-Priolo Earthquake Fault Zone, State law requires that a geologic study be performed to determine if a fault trace exists on the property before development of structures intended for human occupancy is permitted. However, there are some exceptions to this requirement for single family homes. Check your Property Solutions Geologic, Flood and Fire Zone Report for the Alquist-Priolo determination. In the case of existing structures built before enactment of the Special Studies Zone Act in 1972, any addition that adds living-area square footage (i.e. a bedroom) to the structure usually requires a geologic study before it is built. Even if an active fault trace is found, most properties can be developed as long as there is room for an adequate setback from the fault trace. Jurisdictions can require on-site geologic studies in any area where they suspect a fault trace may exist, even if that area is not an Alquist-Priolo Earthquake Fault Zone.

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Once Development Begins

Once construction has begun, soils engineers and geologists are again involved. In many jurisdictions, soils engineers are required to monitor the construction of foundations or drainage schemes and any grading or excavation. Fills are observed and tested to assure the quality of their compaction. Each step of the construction process that is monitored by a soils engineer is generally recorded with the builder and the local jurisdiction in the form of "observation letters". Buyers of homes built within the last 10 to 15 years may be able to discover much about the care with which the home was constructed by reviewing available engineering observation letters at the local jurisdiction's planning or engineering department.

In many jurisdictions, a geologist or soil engineer is again involved after the construction is completed in order to "finalize" it. Once the soils engineer is satisfied that the components of the home that he was responsible for was built in accordance with the approved soils engineering report, the engineer provides a Final Letter of Inspection. This final letter should be available in the jurisdictional files. Although a building permit can be applied for and received, there is no guarantee that the construction was completed according to building codes and recommendations unless it is "finalized" or "signed off".