

ANNOUNCEMENT NEW CODE IMPLEMENTATION

On January 1, 2017 the 2016 California Building Code will go into effect in the City of Irvine. All submittals made from that time will be subject to this Building Code.

Large residential projects (tract homes, condominiums, apartment buildings, etc.) and large new commercial projects that are submitted before the new code goes into effect must follow the time frame and rules listed below.

Time Frame:

December 2, 2016: Last day to request advance plan check fees for models and production homes and condos, new apartment buildings, and new commercial buildings.

December 16, 2016: Last day new submittals will be allowed under the existing code. Submittals must be accompanied by payment of plan check fees.

Plan check numbers will be generated between December 16 and 31, 2016.

Rules:

Plans must be valid. No changes (plan type alterations, addresses, tract, lots, unit numbers, phasing, etc.) may be made on any project submitted, except for the exercise of legitimate buyer options. If any changes are made, a new submittal must be made under the new code and new fees be paid.

Normal plan check target and expiration dates apply.

Production home submittals must be accompanied by an approved tract plan (showing which plan types are on which lots.)

