



City of South Lake Tahoe

"making a positive difference now"

MFD Properties - City Permitting Requirements

Introduction

The City of South Lake Tahoe Building Division has been responsible for administration of the Multi-Family Dwelling Inspection and Maintenance Program (MFD) for over ten (10) years. Currently there are more than one hundred (100) multi-family complexes on the program ranging in size from six (6) units up to ninety-four (94) units. During the course of the many inspections conducted at these properties this department has observed a recurring problem... construction work without required building permits.

Problem Areas

Most owners and property managers understand the need for permitting on major construction work, such as construction of a house addition, demolition of a building, installation of a deck, etc. The problem areas tend to be related to smaller construction projects, such as the following:

- 1) Water heaters, new installation or replacement
- 2) Window change outs and upgrades
- 3) Heater, furnace, fireplace insert or decorative gas appliance, new installation or replacement
- 4) Roof replacement or repair of over 100 square feet
- 5) Fence installation

The first four (4) above projects require city building permits and inspection and item five (5) requires an application and approval by the planning division.

Obtaining Permits

Applications to obtain a building permit can be found at the city website: www.cityofslt.us or can be obtained at the City Services Center located at: 1052 Tata Lane, South Lake Tahoe, CA 96150. The applications must be completed and submitted to the permit counter technician by

the property owner, owner's agent or a licensed general contractor. The fees due will be calculated based on the valuation of the work and a building permit will be issued. The yellow card supplied to the contractor or owner builder must be available for the inspectors reference at the job site at all times.

Ramifications

Performing permit required work without obtaining a permit exposes property owners and builders to substantial risk. Permits and the associated inspections are conducted by trained professionals to ensure that all work has been performed in compliance with the current building, electrical, mechanical, plumbing, fire and any other applicable codes. Unpermitted, unapproved and uninspected work will vary in quality and can be potentially dangerous and may result in failure of the device installed or injury and even death to the dwelling occupant. Furthermore, such work will remain unlawful virtually forever and if a house is sold the responsibility for unlawful construction will fall upon the new owner. This can and does result in lawsuits between involved parties.

Notification

Whenever professional service providers (licensed general contractors) are retained to perform any of the type of work described above, please discuss with them the permitting requirements. The contractor should inform you whenever the scope of work includes the need for city building permits. These permits may be obtained from the city building division by a property owner or by a California licensed contractor. If you are doing any work on your own please feel free to contact the building division at 530-542-6010 with any questions.

Reporting

The California State Contractors Licensing Board exists to regulate the construction industry and to investigate and discipline contractors who break the rules. Whenever you are considering retaining a contractor for any work you should ask for their license number and then check the validity of the license at the CSLB site:

<https://www2.cslb.ca.gov/OnlineServices/CheckLicenseII/CheckLicense.aspx>.