City of
FRESNO

DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
BUILDING AND SAFETY SERVICES
2600 Fresno Street, Third Floor, Room 3043
Fresno, California 93721-3604
(559) 621-8082 FAX (559) 498-4357

FOUNDATION ONLY POLICY PROCEDURES

The Building Official may issue a "Foundation Only Permit" when the plans and specifications for the entire building or structure have been submitted for plan review, all planning and zoning requirements and entitlements have been approved, and the grading plan has been previously reviewed and approved and a grading permit has been issued. A Foundation Only Permit is an "**At Risk**" permit issued prior to final approval of the building plans for the structure.

POLICY:

Prior to the issuance of a "Foundation Only Permit", the applicant shall sign a detailed statement assuming all liability and risk without assurance from the Building Official that a building permit for the structure will be granted. The work authorized under this permit shall include all work below grade and within the footprint of the structure.

The following information shall be submitted with each application for a Foundation Only Permit:

1. Evidence that the plans and specifications for the entire building have been submitted for plan review.
2. Evidence that the grading permit for the site has been issued.
3. Evidence that all planning and zoning entitlements have been approved.
4. A completed "Foundation Only Application Form" signed by all applicable parties.
5. Two sets of plans including the following minimum information: **(Plans shall be wet signed by the Project Architect/Engineer)**
    - Complete site plan, including utilities
    - Complete floor plans
    - Copy of the approved grading plan from the grading permit issuance
    - Complete foundation plans including all applicable structural details
    - Complete plumbing plans for all below grade installation
    - Complete electrical plans for all below grade installation
    - Complete mechanical plans for all below grade installation
    - All special inspection requirements listed and appropriate special inspection proposals from the approved testing agency

Building and Safety Services staff shall verify the above information prior to issuance of the "Foundation Only Permit". A separate "Foundation Only Permit" shall be obtained for each proposed structure. Separate Foundation Only Plumbing, Electrical, and Mechanical permits shall be obtained concurrently with the Foundation Only Permit if applicable.

The following submittals shall not be subject to the issuance of a "Foundation Only Permit":

1. Single-family residential structures
2. Tenant improvement plans
3. Submittals with excessive underground plumbing or electrical
4. Buildings or structures greater than one-story
   - *Exception: Light framed construction greater than two-story*
5. Buildings or structures deemed excessively complex

Inspections for foundation only permits shall include all permitted work below grade up to and including foundation and slab-on-grade within the footprint of the structure. Plumbing and electrical utilities may be stubbed beyond the footprint of the structure for future connection; however, site utilities shall be issued under separate permits not included in the foundation only permits. ***There shall be no work allowed above the finish floor until the final building plans are approved and permits issued.***

FOUNDATION ONLY

THESE PLANS ARE NOT APPROVED!

Construction may proceed as per plans with the plans as a record of how this portion of the building was constructed.

These plans have not been checked. The permittee will without expense to the City of Fresno, remove, replace, or make any alterations or additions to said foundation which subsequent checking of plans may indicate are necessary in order to comply with all of the requirements of this code.

Foundations are limited to work up through the ground floor. There is to be no wall or structure above the ground floor.

PERMITTEE _____ DATE _____ ISSUED BY _____

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FOUNDATION ONLY PERMIT APPLICATION

PROJECT ADDRESS: _____

FOUNDATION ONLY APP. NO.: _____ BUILDING APP NO.: _____

If the requested building permit is issued, it is expressly understood and acknowledged that:

1. The plans for the entire building have not, at this time, been approved for compliance with applicable State and City of Fresno building regulations. No work will be performed under this permit other than the work authorized, which includes all work below grade, and within the footprint of the structure.

2. If as a result of the plan check for the remainder of the building, it is subsequently determined that the foundation elements permitted are not adequate for resisting the actual applied loads, I/we shall assume full responsibility and all risk of loss which may result due to changes. I/we agree that the building shall conform to the approved final plans as amended, without regard to the stage of construction.

3. I/we are proceeding at my/our own risk without assurance by the City of Fresno that a permit for the entire building will be granted.

OWNER: Name: _____

Company: _____

Address: _____

Signature: _____ Date: _____

We the responsible engineer/architect and contractor, are aware of the construction proceeding under the conditions as note above.

ENGINEER/ARCHITECT: Name: _____

Company: _____

Address: _____

Signature: _____ Date: _____

CONTRACTOR Name: _____

Company: _____

Address: _____

Signature: _____ Date: _____