



Building Services
808 West Spokane Falls Blvd
Spokane WA 99201-3343
(509) 625-6300

GEN-13
Expired Permits

**International Building Code 105.5, International Mechanical Code 106.4.3,
Uniform Plumbing Code 103.3.4, International Residential Code R105.5**

Permits are active for 180 days after the date of issuance and 180 days after the last inspection for that permit.

For example, a building permit is issued for an addition to a residence. If there is no activity (activity is defined as an inspection that results in a facet of work being approved by the inspector) within 180 days, this permit will expire. If a footing inspection is requested, that inspection resets the permit clock for an additional 180 days. Inspection action codes that trigger the 180-day extension are: "Approved," "Corrections Required," and "Partial Approval."

If the homeowner has not started the project within the first 180 days, but is planning on starting work within the second 180 days, he/she can request that the inspector extend the permit for the second 180 days. This extension is normally done only once.

Once the permit goes into the "Expired" status, the inspector cannot reactivate the permit, and a new permit is required. If inspections have been made under the expired permits, the charge for the building, electrical, and mechanical permits will be prorated according to the amount of work completed as of the last approved inspection. (See *SMC 8.02.031(T)*.)

NOTE: Plans Review action codes that trigger the 180-day extension are "Approved," "OK by Me," "Conditional Approval," "Hold," and "Pending."

February 4, 2008