

16.28.030 - Permits, terms and extensions.

(a) Building Permits

- (1) Every building permit issued under the provisions of the prior chapters of this title and codes adopted by the City of Arlington~~those chapters of this title preceding this chapter~~, shall expire and become null and void if the building structure or work authorized by such permit ~~is~~has not commenced within one hundred eighty days from the date of ~~such~~permit issuance, or if the building structure or work authorized by such permit is suspended or abandoned for one hundred eighty days at any time~~after the work has commenced, for a period of one hundred eighty days.~~
- (2) ~~For the purposes of this section, the~~The one hundred eighty days will be deemed to have expired if no inspections have been called for~~performed~~ within one hundred eighty days of the date of permit issuance, ~~or within one hundred eighty days after a validly called inspection.~~ For an inspection to be a valid, ly called inspection, ~~for the purposes of this section,~~ the work being inspected must be complete, ready for the inspection, and noted "approved" by the building official.
- (3) Before such work ~~can~~may recommence, a new building permit shall be ~~first~~ obtained and~~with a~~ fee ~~therefor shall be~~ one-half of the building permit fee amount required for a new building permit, ~~for such work~~This only applies provided no changes have been made or will be made in to the original plans and specifications for such work and, and provided further, that such suspension or abandonment has not exceeded one year.
- (4) Any permittee holding an unexpired building permit may apply for an extension of time ~~within which he may commence work under that permit, when he the~~ permittee is unable to commence complete the work within the time required by this section for good and satisfactory reasons satisfactory to the building official: initial one hundred eighty days. The request for an extension of time shall be submitted to the Community and Economic Development Department a minimum of thirty calendar days prior to the expiration of the permit. The building official, for all permits authorized by prior chapters of this title, may extend the time for action by the permittee for a period not exceeding one hundred eighty days, ~~upon written~~ Written request by the permittee showing that detailing the circumstances beyond the control of the permittee that have prevented action from being taken. No permit shall be extended more than once. ~~(The permittee shall pay a new full permit fee.) All permits expire after eighteen months and must be renewed if the work is not yet completed.~~

(b) Civil Construction Permits for Private Development

- (1) Every civil construction permit approved and issued by the Community and Economic Development Department shall expire and become null and void if the work authorized by such permit has not commenced within eighteen months from the date of signature on the approved civil plans.
- (2) A civil construction permit may be extended for an additional six months under the following conditions:
 - i. The permit has not expired.
 - ii. The request for extension shall be made to the Community and Economic Development Department in writing at least thirty calendar days prior to the permit expiration date.

iii. The work approved with the civil permit is actively under construction and the permit recipient has proceeded with due diligence and in good faith.

(A) "Actively under construction" means the construction activity on-site at the property related to the approved civil permit is taking place without pause, interruption, or suspension.

iv. Conditions of the permit have not changed so substantially as to warrant a new application.

v. Permit extensions are subject to the fee as set by resolution for the processing of extensions.

vi. No permit shall be extended more than once.

(3) All civil permits that have expired after eighteen months and an extension was not requested or granted are required to provide a new submittal and full civil review fees.

(Ord. 1331 §3, 2004).