



**Municipal Services Agency
Building Inspection**
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Responsibility for Inspection of your Permitted Work: **General Information for the Contractor and Property Owner**

(This document shall be placed in each permit folder and given to the property owner by the permittee)

All permitted work requires one or more inspections by our County Building Inspectors to verify that the work has been done correctly and that the public will have safe use of any building project.

- The contractor shall coordinate work and inspections and is responsible for fulfilling the requirements of his contractor's license when involved in any building construction work.
- The current property owner (and future owner) is ultimately the responsible party (in dealing with Sacramento County Building Inspection) to ensure that the permitting and inspections were completed on his/her property. Even if a permitted project is abandoned by a contractor or the contractor is terminated by the property owner, the property owner still remains the responsible party in meeting the requirements of receiving "final approval" and the appropriate Certificate of Occupancy issued by Building Inspection.
- A future owner of property with any existing building structures continues to be responsible for the completion and compliance of these previously constructed building projects. This is true even when the property is bought through a foreclosure process. A building violation remains a building violation until corrections are made, permits are secured and the project has received final approval from the County of Sacramento Building Inspection jurisdiction. The owner may have financial recourse with the previous owner or seller for costs incurred in completing the required building inspection process.

Note: Often the "Final Inspection Approval" and sign off by Sacramento County Building Inspection does not occur. This could result in the building permit expiring in 6 months due to lack of continuing progress and inspections. The "expired permit" will require a fee for renewal (reinstatement) to allow completion of inspections and final approval. The completion of the work and final inspection then becomes the responsibility of the home owner. Generally the Building Dept. will not pursue the contractor who did not adequately complete the inspection process, however, the property owner does have the rights to pursue legal action and/or file a complaint with the CSLB:
<http://www.cslb.ca.gov/Consumers/FilingAComplaint/> or seek civil resolution through the court system.

Consistent with California Building Code section CBC and California Residential Code section R110, when the inspector has signed "Final Approval" on your permit folder, it is considered the 'Certificate of Occupancy'. For commercial building projects, an actual 'Certificate of Occupancy' document shall be issued after completion of all inspections and record keeping. Ask your field building inspector about this process and when and how you should receive this document. It is recommended that all property owners and/or contractors retain the building permit folder as a permanent record for any and all work performed on their property.