



**COUNTY OF NEVADA
COMMUNITY DEVELOPMENT AGENCY
BUILDING DEPARTMENT**

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**NEVADA COUNTY
BUILDING DEPARTMENT POLICY**

Subject:	Percentage of Structure Removed, Altered and/or Damaged Policy	Policy #:	BD-CSC-08-002
Original Policy:	February 5, 2008	Last Revised:	January 26, 2022

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1. Purpose:

The purpose of this policy is to establish a percentage of damage, alteration and/or repair to a structure requiring the complete structure to be brought up to minimum currently adopted building and technical codes.

2. Policy:

It is the policy of the Building Department to protect and assist the community during the construction and development of property in an effort to achieve an acceptable living environment for the citizens of the County. It is also our policy to ensure that property is developed and maintained in a safe manner, by promoting excellence in design and building standards. Through wisdom the Building Department is built, and by understanding it is established.

3. Definition:

- ❖ Structure: That which is built or constructed.

4. Procedures:

When the scope of work involves the removal, addition and/or alteration of 90 percent or more of a structure within a three (3) year period, the project, existing and new, shall be considered as new construction, and the entire building shall comply with all currently adopted codes. The criteria for determining the reconstruction of more than 90 percent of the building may include, but not limited to, the linear length of all existing walls (interior and exterior), square footage of the building, percentage of altered construction, actual construction valuation as determined by a California licensed appraiser or any combination of the above; any such calculation shall be

approved by the Director of Building and/or approved Building Department designee prior to acceptance.

This policy does not apply related to residential fire sprinkler and Wildland Urban Interface requirements in accordance with California Residential Code Sections R313 and R337 and California Building Code Sections 701A and 903.

5. Policy Interpretation:

The Director of Building and/or approved Building Department designee shall have the authority for the interpretation of this policy.

Policy Initiated By: Brian Washko

Approved: Craig Griesbach

Date: January 26, 2022

Craig Griesbach
Director of Building