



<b>Issue Date:</b>	March 7, 2022
<b>Code/Section:</b>	2018 PBCC 114.1.4.1.5
<b>Developed By:</b>	Stephen Dudley, Deputy Director / Building Official

**Issue and Intent:**

For projects cited with violations, the Phoenix Building Construction Code Section 114.1.4.1.5, as amended, states that, “All work must be completed within 180 calendar days from date of permit issuance, or expiration date specified on the permit.” Therefore, the default expiration period for these permits shall be 180 calendar days which will automatically be assigned in the permitting system.

However, the phrase “or expiration date specified on the permit” provides the city with flexibility to grant a longer permit expiration period, if warranted by project size and/or complexity. If city staff or the permit holder believes that the 180-day expiration date does not provide a reasonable amount of time to complete the permitted work on a Violation, a written appeal by letter or email may be made to the NPC Supervisor or Inspections Deputy Director. The NPC Supervisor or Inspections Deputy Director shall review the project circumstances and extend the initial permit expiration date, if deemed appropriate.

**Rationale:**

The intent of the 180-day expiration period for permits associated with Violations is to get the violations corrected as quickly as possible. This time period is deemed as reasonable for most permits associated with residential structure violations or simple, commercial structure violations. This default period may be especially important when there are public complaints about the violations. However, for residential and commercial projects of greater size or complexity, it is beneficial to allow a longer permit expiration period. This will save unnecessary customer expense and staff time associated with a permit extension request.