



Town of Danville Policy on Classifying Residential Remodels as New Construction

*"Small Town Atmosphere
Outstanding Quality of Life"*

Effective: January 1, 2023

The Town of Danville Chief Building Official has determined that:

An alteration (remodel) is considered to be New Construction when:

- **Wall and Roof Replacement:** Removal or replacement of 50 percent or greater of the linear length of the building's walls (both exterior and interior) and 50 percent of the roof within a one-year period.

Findings:

- **San Ramon Valley Fire Protection District Ordinance Adoption:**
The Town of Danville has adopted the San Ramon Valley Fire Protection District Ordinance, Section 903.2.8.1.1, pertaining to Group R-3 Substantial Addition or Alteration. This ordinance uses the 50% rule to determine when a project must comply with new construction standards, particularly concerning fire protection and suppression requirements.

Codes:

- All plans and construction shall comply with the latest adopted codes.

Process:

- **Permit Application:**
An application for a permit must be completed, and the appropriate forms, specifications, calculations, and engineering documents shall be submitted along with the required plans.
- **Code Indication:**
The plans must indicate the codes in effect at the time of submittal.
- **Plan Check Fees:**
The appropriate plan check fees must be paid upon submittal based on the type and occupancy as required.
- **Plan Checks:**
Building and energy plan checks will be conducted under the standards for new construction.
- **Inspections:**
All inspections will be conducted per the approved codes in effect at the time of submittal.
- **Permit Fees:**
Permit fees will be assessed at the new construction rates.

Under Title 24 of the California Code of Regulations, Section 104 of the California Building Code states that the Building Official has the authority to render interpretations of this code and to adopt policies and procedures to clarify the application of its provisions.

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