



City of Fernley  
Building Division  
595 Silver Lace Blvd.  
Fernley NV. 89408  
[WWW.CITYOFFERNLEY.ORG](http://WWW.CITYOFFERNLEY.ORG)

Building Permits  
Building Inspection  
Building Plan Review  
Disaster Assessment  
Code Enforcement

Tel 775-784-9900

### Building Department Handout

July 1, 2019

### Memorandum Regarding Permit Validity and Expiration

When a building permit is approved and then issued to the applicant, it is dated upon issuance and is valid for (1) one year from the date of issuance.

Per the International Building Code (IBC) and the International Residential Code (IRC) sections 105.4 & 105.5, a permit shall become invalid if:

- A) Work is not commenced within 180 days (6 months) after the permit is issued or
- B) Work is suspended or abandoned for a period of 180 days (6 months) after the time work is commenced.

Per IBC & IRC section 105.5, the Building Official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days (6 months) each. The extension shall be in writing, applicable fee must be paid and justifiable cause demonstrated.

The 2018 IBC defines "Start of Construction" (Commencement) as: "The actual start of construction as the (date) of the first placement of permanent construction of a building on a site, such as pouring the slab or footings, installation of pilings or construction of columns." Permanent construction does not include land preparation, excavation, grading, or the erection of temporary forms or accessory structures.

Should you have any questions regarding the above, please call the Department of Building and Safety staff at (775)784-9900.