



NEW CODE IMPLEMENTATION

Effective January 1, 2020

On **January 1, 2020** the 2019 California Building Code will go into effect in the City of Irvine. All submittals made from that time will be subject to that Building Code.

Large residential projects (tract homes, condominiums, apartment buildings, etc.) and large new commercial projects that are submitted before the new code goes into effect must follow the time frame and procedures listed below.

Time Frame:

December 2, 2019: Last day to submit plans, paperwork and request advance plan check fees for models and production homes and condos, new apartment buildings, and new commercial buildings. Requests must be emailed following the City's eplan submittal process. Plan check fees will be emailed within a few days.

December 16, 2019: Plan check fees must be paid utilizing the payment method for eplan submittals.

Upon notification that plan check fees are paid, the City will generate plan check numbers and will disburse the electronic plans to the reviewing entities. This will be between December 16 and 31, 2019, or earlier if submitted earlier.

Procedures:

Plans must be valid and conform to the City's eplan guidelines. No changes (plan type alterations, addresses, tract, lots, unit numbers, phasing, etc.) may be made on any project submitted, except for the exercise of legitimate buyer options. If any changes are made, a new submittal must be made under the new code and new fees be paid.

Normal plan check target and expiration dates apply.

Production home submittals must be accompanied by an approved tract plan (showing which plan types are on which lots.)