Buildings to Be Occupied By Governmental Agencies

Purpose:
This document clarifies when a building permit is required for construction performed on privately owned property which is occupied by Federal, State or County government. See CCBC Policy February 2015.

Background:
There are misunderstandings regarding when a permit is required for a building/structure for a governmental agency. Often people are under the misconception that, if construction work is a federal, state or county project, then such a project is exempted from the local building department’s regulations.

Private property (not owned by a governmental agency) comes under the regulations of the local jurisdiction in which it is located. Examples of privately owned properties within the unincorporated area of the Sacramento County which are occupied by governmental agencies and for which permits have been issued:

- F.B.I. Office -- Parcel No. 240-0560-078-0000 at 4500 Orange Grove Avenue, Building Permit number CBAC2007-00362 -- the owner is the Weingart Foundation.
- County of Sacramento Offices (MIS, Human Resources, Information Office) -- Parcel No. 067-0170-014 at 9700 Goethe Road -- Building Permit number CBAC2008-00288 -- the owner is Howard N. Goldenbery and Kathy M. Rossen Living Trust.

Building Inspection has issued permits and performed numerous inspections for the County Sheriffs' Department, U.S. Post Office, State of California Water Resources, Homeland Security, and the Army National Guard. (This is a sample and not a complete list of government Offices.)

Policy:
When a property is privately owned, regardless of the tenant, a building permit is required. However, when a structure is being constructed, altered or repaired, which is owned by a governmental agency, then that work is exempt from a building permit,