



CITY OF ORINDA

PLANNING DEPARTMENT

22 Orinda Way
 Orinda, CA 94563
 Phone: (925) 253-4210
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 Email: orindaplanning@cityoforinda.org

BUILDING DEPARTMENT

3685 Mt. Diablo Boulevard – Suite #120
 Lafayette, CA 94549
 Phone: (925) 299-0263
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BUILDING PERMIT APPLICATION (2019)

OR-2019-

PROJECT INFORMATION

Site Address:			
APN:		Subdivision:	Lot:
	Record Owner(s)		Authorized Agent(s)
Name:			Contractor
Mailing Address:			
City, State, Zip:			
Phone:			
Email:			
		License No.:	
Description of Work:			Estimated Start Date:
			Estimated Completion Date:
			Construction Cost:
			Area Affected (sq.ft.):
			Estimated Grading Work: (CY - Cubic Yards)
			Net increase in impervious surface area:
Is the project required to comply with the California Model Water Efficiency Landscape Ordinance?			<input type="checkbox"/> No <input type="checkbox"/> Yes, Irrigated SF:

APPLICANT SIGNATURE

I hereby acknowledge that I have read this application and state that the above is true and correct, and I agree to comply with its terms, conditions, and with all City ordinances and state and federal laws and regulations.

By:

Date:

NOTES

- This permit does not authorize or include any construction within the public right of way. An Encroachment Permit for such construction shall be obtained from the City's Public Works Department (925.253.4236).
- The City has not checked the structural design of the improvements permitted herein, and the City does not assume responsibility for materials, labor, workmanship, and conformance to plans.

FINAL INSPECTIONS – CITY OF ORINDA

Please call the City's Planning Department (925.253.4210) 48-hours in advance to schedule for Planning Department Final Inspections.

STAFF-USE ONLY

PERMIT TYPE:	<input type="checkbox"/> Building	<input type="checkbox"/> Watercourse Alteration	<input type="checkbox"/> Grading
	Hillside Site—Slope exceeds 15% (for projects requiring a Grading Permit)		<input type="checkbox"/> Yes <input type="checkbox"/> No
Orinda inspections required prior to final Building Department (County) Inspections—check all that apply.			
<input type="checkbox"/> Planning Inspection	<input type="checkbox"/> Waste Management Plan	<input type="checkbox"/> Public Works Inspection	<input type="checkbox"/> Public Improvements
<input type="checkbox"/> Conditions of Approval	<input type="checkbox"/> Hold Issuance of Permit – Reason(s):		<input type="checkbox"/> None
Project may require Moraga-Orinda Fire District review prior to building permit issuance:		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Project may require Central Sanitary District review prior to building permit issuance:		<input type="checkbox"/> Yes	<input type="checkbox"/> No

APPROVALS

Permission is hereby granted by the City of Orinda Planning and/or Public Works/Engineering Department to the above named applicant to proceed to the Contra Costa County Department of Conservation and Development to obtain a building permit to perform the above-described work, pursuant all City ordinances and State and Federal laws and regulations.

Planning:	Date:	Public Works/ Engineering:	Date:
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GRADING PERMIT REQUIREMENT:

Grading plans must be designed by a qualified professional and wet stamped and signed and also approved by the applicant's project soils/geotechnical engineer as being in conformance with the findings and recommendations of the soils/geotechnical report. In accordance with **Orinda Municipal Code §15.36**, a **Grading Permit** shall be required if the project meets any of the following conditions:

- Involves earthwork excavation of fifty (50) cubic yards or more.
- Creates a cut slope greater than seven (7) feet in height and steeper than 2:1 (H:V) slope.
- Involves earthwork excavation that is more than five (5) feet in depth below the natural grade.
- Involves earthwork fill of two hundred (200) cubic yards or more.
- Involves earthwork fill that obstructs a watercourse.
- Involves earthwork fill that is more than three (3) feet in depth above the natural grade.
- Involves earthwork fill that is placed on natural grade that is steeper than 5:1 (H:V) slope.

WATERCOURSE ALTERATION PERMIT REQUIREMENT¹:

- In accordance with **Orinda Municipal Code §18.03.050**, a **Watercourse Alteration Permit** shall be required if the project:
- Impairs, impedes, redirects or otherwise affects the existing flow (permanent or intermittent) of stormwaters or other water in a watercourse.
 - Constructs, alters or repairs a watercourse.
 - Excavates, grades or otherwise alters the surface of land so as to affect the capacity of a watercourse.
 - Destroys or significantly alters vegetation at or near a watercourse.
 - Impairs the use of an easement for drainage purposes.
 - Installs or constructs a new structure or improves or expands an existing structure within or across a watercourse.

STORMWATER CONTROL PLAN (SWCP) REQUIREMENT:

Any project creating/replacing 2,500 square feet or more of impervious surface shall submit and obtain approval of a SWCP as follows:

Project Thresholds (impervious area replaced/created)	Requirements
Project between 2,500 and 10,000 square feet, including single-family residences.	Install one or more of the following: direct roof runoff into cisterns or rain barrels, disperse runoff onto vegetated area, construct sidewalks, walkways, and/or patios with permeable surfaces, and/or disperse runoff to a bio-retention facility.
Projects between 10,000 square feet and 1 acre or auto-service facilities, gas stations, restaurants, and uncovered parking lots over 5,000 square feet.	Include features and facilities to ensure stormwater runoff is treated before leaving the site. Evaluate feasibility of storage for later use.
Projects over 1 acre.	In addition to stormwater treatment as listed above, install flow control features and facilities for hydrograph modification management. Evaluate feasibility of storage for later use.

WASTE MANAGEMENT PLAN (WMP)

Per California Green Buildings Standards Code (CalGreen) 2016 Building Code and **City of Orinda Ordinance 17-06**, all construction or demolition projects meeting one or more of the following thresholds must divert **at least 65%** of the debris generated to a recycling or reuse facility approved by the Contra Costa County RecycleSmart program and listed on the Green Halo Systems website:

- Newly constructed buildings and demolition projects.
- All non-residential additions and alterations.
- Residential additions/alterations that increase the structure's conditioned area, volume, or size; affect 1,000 square feet; or have a project valuation of \$50,000.00 or greater.

Prior to final inspection, all construction waste receipts must be scanned and uploaded to Green Halo (<http://orinda.wastetracking.com/>). The "WMP Hold" will be released if the project satisfies the 65% diversion requirement. A final inspection can be scheduled after the release of the WMP hold. If the project does not satisfy the diversion requirement, staff may release the WMP hold and initiate code enforcement procedures. Per **Orinda Municipal Code §19.04.010**, the civil penalty for non-compliance is **\$1,000.00—the property owner is responsible paying this fine.**

PRINT PROPERTY OWNER/APPLICANT NAME:

PROPERTY OWNER/APPLICANT SIGNATURE:

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I hereby acknowledge my understanding of state and City requirements, hold on final inspection, and potential citation of \$1,000 for non-compliance.

¹ Work in a watercourse may also require the applicant to notify and obtain a permit from the California Department of Fish and Wildlife, U.S. Army Corps of Engineers, San Francisco District, and the Regional Water Quality Control Board, San Francisco Bay Region.