



COMMUNITY DEVELOPMENT AGENCY

BUILDING DEPARTMENT

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Establishing the Date of Construction

The first step necessary to legalize work done without permits is to establish when a structure was built. In Nevada County, the time of construction establishes the code edition used to evaluate the work or structure in question. Older editions of the code are less stringent and may pre-date requirements such as residential fire sprinkler systems or the wildland-urban interface guidelines. Establishing the date of construction can save you time and money when working to permit unpermitted projects. The most common ways to establish date of construction are listed below.

ASSESSOR'S OFFICE RECORDS

While not a perfect record of construction in Nevada County the Assessor's office has records of structures assessed for property tax purposes. This is one of your most reliable sources of information and should be your first stop, especially for structures that pre-date the Building Department.

CONSTRUCTION MATERIAL RECEIPTS

A receipt for construction materials like trusses, roofing materials, concrete, or other substantial purchases with the owner's name, site address, material description, and date can serve as evidence of the date of construction.

AERIAL PHOTOGRAPHY

Google Earth has aerial photography which stretches back decades and can show when a structure first appeared.

APPLIANCE SERIAL NUMBERS

An appliance serial number can be looked up and the date of manufacture determined. This information can be used to date a project. This information may not get you all the way back to when the building was constructed but it could get you back a code cycle or two depending on the age of the appliance.

PHOTOGRAPHS

Date-stamped photographs of the construction of a building or the building itself can serve as evidence of its existence. Photographs will be evaluated on a case-by-case basis.