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## PERSPECTIVES

Expert Industry Highlights from JL Hare Associates

Volume 2, December 2008

Dear Friend,

JL Hare Perspectives is delivered to you to provide expert educational industry information and the role JL Hare plays in leading the industry with creative management and permitting solutions.

Regards, JL Hare



### In this issue

- [How to protect your project from plan check and permit expiration.](#)
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### Celebrations

J.L. Hare is Celebrating their 20th Year: Dec. 1988 to Dec. 2008

This is a good thing, an unbelievable event that we never dreamed of. Our celebration is for our clients and their companies, our industry and agency friends. We thank you from our heart, for your trust in our staff and services. We want to be there for you and support you in good times and bad. The celebration of this milestone would not be possible except for you, our valued clients.

To celebrate our 20th anniversary, we are inviting our clients and friends to send

### Residential Development

## HOW TO PROTECT YOUR PROJECT FROM PLAN CHECK AND PERMIT EXPIRATION.

### "What are the risks?"

This is a reminder to residential developers and their design teams to contact the Building Officials of the jurisdictions their projects are located. Your plan check or permits may expire this month!

### Why is this important?

If you filed your plan check applications or pulled your building permits prior to January 1, 2008, congratulations.....you avoided compliance with the 2007 CBC. However, any plan check applications or permits that expire, may require the existing project to be redesigned to the new code.

testimonials and messages for our Celebration Album. Send to: [Christine@JLHARE.com](mailto:Christine@JLHARE.com)

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## Watch for our next issue

- [Change the way you do business](#)
- [New services](#)
- [Fee Deferral update](#)
- [Dick's Sporting Goods](#)



It is important to understand your options when trying to maintain the validity of plan check applications and permits to avoid redesign to the new building codes.

Many residential developers avoided the impact of the new building code by making a new application for plan check in December 2007. In an attempt to provide economic stimulus to the building industry, many County and City Building Officials approved the addition of 180-day extension to the standard 360 days. This allows almost 1 ½ years in plan check before expiration or building permit issuance.

We recommend that you contact the Building Official to discuss plan check and permit status as soon as possible. Remember; if you issue your permits you have 180-days to call your first inspection with the option of requesting another 180-day extension. This may allow your construction start to be delayed until December 2009.

Don't forget, if your plan checks or permits have expired (building/grading), submit a letter to the jurisdiction requesting refunds of any unused deposits and any development impact fee deposits.

We are here to help, if we can be of assistance or provide additional information, please contact Joe Lambert at [joey@JLHARE.com](mailto:joey@JLHARE.com)

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## HOLIDAY HOURS

In celebration of the holiday season, J.L. Hare Associates will close at noon on Wednesday, December 24 and reopen on Monday, January 5. During this time, we recognize we have ongoing responsibilities to our Clients. Please contact us in advance so that appropriate arrangement can be made to serve your needs.

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**Featured Project:**

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## **“BOY SCOUT OUTDOOR LEARNING CENTER”**

Over the past several years, J.L. Hare Assoc. has had the privilege of working on the development of the O.C. Council, Boy Scouts Outdoor Learning Center. This outdoor camp is located on 210 acres of land dedicated by The Irvine Company. It is surrounded by Irvine Regional Park and The Irvine Ranch Reserve and will serve youth groups, organizations, schools, families and scouting programs. The participants will enjoy programs in three camps; Ranch Camp, Mining Camp and Astronomy/Space Camp.

Standard Pacific Homes, Mike Harrison (2008 Boy Scout Honoree) along with the Orange County Building Industry teams have helped to build this much needed youth outdoor experience facility. All construction plans and approvals are being processed and approved by the County of Orange by Joe Lambert and his project management team.

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**NEW SERVICES - Residential/Retail/Commercial**

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## **J.L. HARE ON-CALL**

To support our clients during “peak” demand periods, our project manager will assist on task assignments on a daily basis.....at the agency or in your office. This is a very affordable and valuable service.

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## **J.L. HARE PROJECT APPROVAL STATUS**

This service will provide our clients with a complete project by project status and copies of all agency applications in process and approvals completed, potential expirations, along with a report on recommendations and risks. You will have your project information in one binder, on one CD, for value assessment and future start-up information.

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## **J.L. HARE RETAIL TENANT COORDINATION**

This service has been designed to provide information and agency approval assistance. Three levels of this service are available based on need and budget.

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