City of San Carlos
Building Division
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Residential Re-Construction Determination

Considerable issues are involved when a proposed project results in overall demolition of the existing structure. Property line set-backs, fire-resistant construction, and impact of new building codes affect design of a project in this case. In an effort to solve these and other problems, the City of San Carlos Building Division has developed a guideline to determine whether a project is considered a simple remodel / addition or Residential Re-Construction.

A project will be considered Residential Re-Construction when any of the following apply:

1) The project at any time is uninhabitable. For example, if the project modifications provide no permanent kitchen or bathroom facilities, shelter, or ability to maintain heat as defined by code, the project shall be determined Residential Re-Construction.

2) When over 50% of the foundation is replaced or reinforced other than the repair of a foundation failure.

3) When over 50% of the wall framing above the foundation is removed or replaced.

4) All final determinations will be made by the Chief Building Official.

Additional requirements for Residential Re-Construction projects:

A. The Fire Department shall require a minimum 13-D residential fire sprinkler system if the final total building area is 2,500 square feet or more, including the garage if attached.

B. Parks Development Fee shall be based upon the net increase of bedrooms. For example, an existing 3 bedroom house enlarged to a 5 bedroom house will be charged for 2 additional bedrooms.

C. Below Market Rate Fee (BMR) will be assessed for any additions 1,000 square feet or greater at $2.83 per square foot.

D. CalGreen requirements are required for any projects deemed a Residential Re-Construction. See the CalGreen Handout.

E. Planning Division conditions may apply for non-conforming setbacks, garage dimensions, accessory structures, etc. Separate tree-removal permits may be required by the Planning Department.

F. Public Works Department will require a sewer video and sewer report for the existing sewer lateral. See the Sanitary Sewer Video Inspection Requirements handout.

G. Existing curb, gutter, and sidewalk fronting the property and in need of repair or replacement shall be re-constructed to the satisfaction of the City Engineer.