

ALAMEDA COUNTY BUILDING INSPECTION DEPARTMENT

Date:	
Project Address:	
Building Permit Number	



This form is intended to provide guidance for submitting building alteration calculations for remodels and additions to determine when the following will be required as defined in our Alameda County Building Code Standard Ordinance.

• **ALTERATION.** Any construction or renovation to an existing structure or to the existing impervious surface of the premises other than a repair or addition. Any construction or renovation that removes or replaces 50 percent or more of the linear length of the walls of the structure (exterior plus interior) and 50 percent or greater of the roof of the structure within a one-year period shall be considered as new construction and shall not be considered an alteration. For the purpose of determining compliance with the stormwater discharge regulations of AC Ch.13.08 of title 13 of the general ordinance code, any construction or renovation that affects 50 percent or more of the existing impervious surface of the premises shall require that all of the existing impervious surfaces (remaining and replaced) be subject to the regulations of that chapter.

• **ADDITION.** An extension or increase in floor area, number of stories, or height of a building or structure. Any addition that adds more than 100 percent of the floor area of the existing building shall be considered as new construction, subject to the regulations of AC Ch. 15.08.

• **ALTERATION WITH ADDITION.** When construction or renovation and/or additions result in the removal, alteration, modification, replacement or addition of fifty percent or more of the external walls of and/or fifty percent or more of the existing internal structural and/or non-structural framework, independently or in combination thereof, within a three (3) year period after date of permit final, the entire building shall be considered new construction. Construction or renovation of the walls includes but is not limited to removal of the sheetrock and/or cladding of that wall, remove or replacement of framing, sistering up of the framing, etc.

	STEP	ACTION	UNIT	
ALTERATION	1	Total length of all walls of original existing building - interior & exterior (shared walls only measured once)	LINEAR FEET	100
	2	Length of walls to be reframed during remodel of the building. (I.e. Reframing of existing structural stud wall)	LINEAR FEET	0
	3	Length of walls to be permanently removed (not reframed) during remodel of the building.	LINEAR FEET	0
	4	Length of new walls (not yet included in Steps 2, 3 or 9).	LINEAR FEET	0
	5	Add results of Steps 2, 3, and 4.	LINEAR FEET	0
	6	Divide total of Step 5 by total of Step 1.	PERCENTAGE	0%
ADDITION	8	Total floor area of original existing building. (1st floor, 2nd floor, basement, etc.)	SQUARE FEET	1000
	9	Total square footage of addition, if applicable. Combine the new square footage of addition (1st floor, 2nd floor, basement, etc.)	SQUARE FEET	1001
	10	Divide the total of step 9 by step 8.	PERCENTAGE	100.1%
ALTERATION WITH ADDITION	12	When any combination of step 6 and 10 are greater than 50%, then the structure shall be considered 'new construction'		New Construction
IS YOUR PROJECT CONSIDERED 'NEW CONSTRUCTION' AS DEFINED IN THE BUILDING CODE STANDARD ORDINANCE?				YES

Building Alteration Calculation Sample

