

# County of Santa Clara Ordinance Code defining "Remodel" Adopted by the Board of Supervisors on January 23, 2001

## **Section CI-10.1 Remodel**

"Remodel" means an alteration to an existing building in which a majority of the existing exterior walls are substantially maintained. In order to be considered a remodel, all of the following criteria shall be met:

- (a) A continuous length of the existing exterior walls comprising at least 50% of the total existing exterior walls must maintain their structural constitution, location, and their situation as exterior walls;
- (b) The framing members (including studs, top plate and bottom plate) of such remaining walls may not be removed or altered, except as necessary for the installation of windows or doors, or the installation, modification or removal of abutting interior walls. Other minor repair or alteration of individual framing members shall be subject to prior approval by the building official or his/her authorized designee; and,
- (c) The story height of the remaining walls may not be changed.

An alteration in excess of the above will be considered anew building and not a remodel. All cumulative alterations to a building within the previous two years shall be included when determining whether the scope of work constitutes a remodel or new building.