



**BUILDING DEPARTMENT
BUILDING PERMIT OUTSIDE AGENCY REQUIREMENTS**

Agencies beyond the City of Belvedere will, based on the scope of the project, need to review and approve plans prior to the issuance of a building permit. The table below provides descriptions and information for agencies whose jurisdiction extends to properties in Belvedere.

Agency	Description	Contact
Marin Municipal Water District (MMWD)	You must have MMWD approval in order to obtain a building permit. Newly created Second Units require an additional water meter, as well as MMWD fees. MMWD Ordinance 421 requires Water Efficient Landscaping. <i>Belvedere will manage this approval with MMWD.</i>	(415) 945-1455 marinwater.org
San Francisco Bay Conservation and Development Commission (BCDC)	BCDC has jurisdiction over all development within 100 feet of the Bay (not the Lagoon). <i>If your proposed work is located in this described area, you will need to apply independently to BCDC for coastal review and approval.</i>	(415) 352-3600 bcdc.ca.gov
Belvedere Lagoon Property Owners Association (BLPOA)	The BLPOA will review, comment upon, and approve projects adjacent to Association property and for all new construction or repairs to docks and bulkheads. <i>Belvedere will manage communications with the Association.</i>	(415) 435-0285 belvederelagoon.org
Reed Union School District	If your project increases the existing square footage of habitable space by 500 square feet or more (except garages), you must pay a school tax fee prior to permit issuance. <i>You can pay the tax at 277-A Karen Way in Tiburon.</i>	(415) 282-1116
Tiburon Fire Protection District (TFPD)	Automatic fire sprinkler systems are required in all new construction, substantial remodels, and newly-created second units in Belvedere. Additionally, due to Belvedere's limited emergency vehicle access, Vegetation Management standards are strictly enforced. Landscape plans must also comply with the minimum standards posted on the TFPD website. <i>Design professionals, contractors, and homeowners are urged to consult with the Fire Marshal to discuss the particulars of their project.</i>	(415) 435-7200 tiburonfire.org

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Sanitary District #5	Sanitary District 5 regulates all private sewer laterals, in addition to maintaining and regulating the District's pump stations and main lines. <i>For new structures, additions and significant remodels, the applicant must pick up a set of plans and a transmittal form from the Building Department and take them to Sanitary District 5 to determine sewer impact fees.</i>	(415) 435-1501 sani5.org
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If you have questions, please contact the Building Department at (415) 535-3838 or email the Planning and Building Permit Technician, Nancy Miller, at nmiller@cityofbelvedere.org.