1.0 PURPOSE

The purpose of this Information Bulletin is to specify the cases for which a property survey may be required.

2.0 HISTORY


3.0 POLICY/PROCEDURE

Code References

A. 2016 California Residential Code (CRC) Section AE305.1 General: “A survey of the lot may be required by the Building Official to verify that the structure is located in accordance with the approved plans.”

B. 2016 California Building Code (CBC) Section 107.2.5 Site Plan: “The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from lot lines, the established street grades and the proposed finished grades . . .; and it shall be drawn in accordance with an accurate boundary line survey.”

General Guidelines

C. Whenever existing lot corner monuments cannot be found or property lines cannot be verified, a survey will be required in the following cases:

1. All mountain lots.
2. When construction will take place less than 5 feet from the property line.
3. Where the owners of adjacent properties are in dispute of the property line location.
4. When other unforeseen circumstances warrant a survey as determined by the Building Official.

D. The foundation inspection will only be made after all property lot lines have been established and the required building setbacks have been verified by a licensed professional engineer or surveyor. It is the responsibility of the permittee (owner, contractor) to obtain the survey, and have it reviewed and approved by Building & Safety prior to the foundation inspection.

E. All surveying work shall be performed by one of the following:
1. A California Licensed Land Surveyor, or
2. A California Licensed Civil Engineer registered prior to January 1, 1982, and in accordance with the requirements of the Professional Engineers Act.
F. All survey documentation shall be sealed, signed and dated by the California licensed or registered professional and will be scanned and attached to the permit file.

G. The Regional Building Inspector Supervisor may waive the survey requirement. If waived, the reason shall be documented in the permit record.