



CITY OF PASADENA

BUILDING AND SAFETY DIVISION

175 North Garfield Avenue, Pasadena, CA 91101-1704
(626) 744-4200 Fax: (626) 744-3979
www.cityofpasadena.net

PROPERTY LINE SURVEY REQUIREMENT

BACKGROUND

Inspections – CBC 110 & CRC R109

These sections of the codes require that all construction or work for which a permit is issued shall be subject to inspection by the Building Official. Furthermore, it grants the Building Official the authority to require additional inspections to ascertain compliance with provisions of the California Building Code (CBC), California Residential Code (CRC), city ordinances, and other laws and regulations enforced by the City of Pasadena (CBC 110.3.8 & CRC R109.1.5).

As a recurring issue, accurately locating structures within the required setbacks mandated by the Building and Zoning codes is difficult to achieve and causes significant time-consuming problems. In order to properly enforce setbacks requirements, the following policy will be applied to all newly erected structures and existing structures being enlarged or relocated.

POLICY

In pursuant to Section 107.2.5 of the CBC and Section R106.2 of CRC, a property lines survey will be required for, but not limited to, the following structures and conditions:

1. New Construction

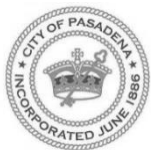
- Single family homes (newly constructed or relocated).
- Auxiliary buildings (garage, shed, guest homes) where building setbacks are less than 5'-0" to the property lines.
- Condominiums, apartments, mixed-used buildings, & congregated residences.
- Commercial, industrial, & institutional buildings.

2. Alteration

- Additions where building setbacks are less than 5'-0" to the property lines regardless of use or occupancy.

3. Special Conditions

- All buildings where specific Zoning Division Variance is issued for approved setbacks and whether newly constructed or altered.



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PROPERTY LINE SURVEY

The property lines survey shall be done by a California state licensed Land Surveyor or Engineer. Property lines shall be staked and proper documentation by the responsible licensed Land Surveyor or Engineer shall be submitted to the building inspector prior to foundation inspection approval.

Property lines survey will not be routinely required for retaining walls and block walls. However, under special conditions and controversial circumstances, the Building Official or building inspectors may request a survey be performed.