



City of Carmel-by-the-Sea
Building Safety Division
Standard Operating Guidance

17-08 Surveyor Certification of Location and Height

Background

In an effort to reduce the threat of fire and protect community aesthetics and property values, the City of Carmel-By-The-Sea has adopted setback and height requirements in accordance with the Carmel Municipal Code (CMC) and the California Building Code (CBC). To assure that buildings are constructed in accordance with these requirements, the City requires that all projects involving construction of exterior walls or roofs be certified by a State licensed Surveyor to be installed in accordance with the approved plans and specifications. This Standard Operating Guidance provides the requirements for surveyor certification of building location and height in accordance with the CMC and CBC.

Citations

Carmel Municipal Code Title 17, Zoning

Carmel Municipal Code Title 15, Buildings and Construction

California Building Code Section Table 602 (2016 ed.)

Guidance

Where any newly constructed exterior wall is located closer than 15 feet from a property line, easement or public right-of-way, the location of the foundation shall be surveyed prior to the foundation inspection and before any concrete is poured. The survey shall certify that the foundation location will provide the required fire separation distance between the property line and the EXTERIOR WALL FINISH as shown on the approved plans. Often the exterior wall finish is off-set from the foundation wall by the wall sheathing and siding. Note that this distance is measured to the *above-ground exterior wall finish and not the exterior side of the foundation wall*. The Contractor shall provide stamped/sealed documentation of this survey to the building inspector prior to approval of the foundation formwork.

Where any project involves construction of a new roof structure, or modification of an existing roof (including re-roofing with a thicker (higher profile) roofing material at the high point of the roof structure), the height of the roof peak shall be surveyed prior to the roof framing inspection (or installation of the new roofing material). The Contractor shall provide stamped/sealed documentation of this survey to the building inspector at the time of inspection.