



**TOWN OF FAIRFAX**  
**Department of Planning and Building Services**  
 142 Bolinas Road, Fairfax, California 94930  
 (415) 453-1584 / Fax (415) 453-1618

## Residential Re-Sale Inspection Request

Applicant's Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_

Owner's Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Property Address: \_\_\_\_\_

**Your inspection is scheduled between the hours of 12:30 and 1:30 p.m. on: \_\_\_\_\_**

Fairfax Town Code sec. 15.36.030 requires that prior to the exchange of any residential building a resale inspection report be completed. The Building Official will attempt to provide accurate information in the Residential Resale Inspection Report, however the Town of Fairfax will not warrant the accuracy of such information, and reserves the right to enforce all ordinances and regulations that require the correction of any unsafe or illegal conditions not disclosed. No statement in the report authorizes the use or occupancy of the property contrary to the provisions of any law or ordinance.

On the above scheduled inspection date, the property shall be available for a complete and continuous inspection. The owner or the owner's authorized agent must be present to accompany the Building Official for the entire duration of the inspection. If the owner or the owner's authorized agent is not present at the building on the scheduled date for inspection, a \$87.50 re-inspection fee will be charged.

***Type of Building***

- |   |   |
|---|---|
| <input type="checkbox"/> Single family Residence(s) | <input type="checkbox"/> Multiple Dwellings |
| <input type="checkbox"/> Duplex                     | <input type="checkbox"/> Other              |

**THE TOWN OF FAIRFAX RESERVES THE RIGHT TO ENFORCE ALL ORDINANCES AND REGULATIONS AND TO REQUIRE THE CORRECTION OF ANY UNSAFE OR ILLEGAL CONDITIONS EVEN IF SUCH CONDITIONS ARE NOT DISCLOSED IN THE RESIDENTIAL RESALE INSPECTION REPORT.**

*Section 4119 of the Public Resources Code, State of California, and Section 2.201(a) of the Uniform Fire Code, requires the department inspect properties for the purposes of ascertaining compliance with State and local Forest and Fire Laws.*

*If you have any questions regarding the FIRE DEPARTMENT INSPECTION or FEES, PLEASE CALL THE MAIN FIRE STATION at (415) 258-4686.*

I am the  Legal Owner,  Authorized Agent for the Legal Owner, and hereby request that a physical inspection be made of the subject property and agree to furnish the buyer with a copy of the final report.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

# Resale Pre-Inspection Checklist

The following is a partial list of minimum Life Safety Requirements that will be addressed at your scheduled resale inspection. This is only a partial list of requirements that may apply to your property, and is only intended to assist you in correcting deficiencies prior to the resale inspection should you choose. Please contact the Fairfax Building Division at 458-2370 if you have any questions related to building permit requirements.

- A 1-Hour fire rated assembly is required between the garage and dwelling unit (from floor to roof sheathing) consisting of 5/8" type X sheet rock on garage side. Doors from the garage to the dwelling unit must be minimum 1-3/8" solid core, with self-closing hardware (CBC Table 3-B and 302.4).
- No openings are allowed between garage and sleeping areas (CBC 312.4).
- All appliances installed in garage that generate a glow, spark or flame shall be located 18" above the floor. Provide protective post or other impact barrier from cars as needed (CMC 308.1, 308.4).
- Maintain a clearance of 30" wide X 36" deep in front of electrical panels. Breakers and fuses must be clearly and permanently labeled (CEC 110-16a, 110-22).
- GFCI outlets are required: for all kitchen receptacles, in bathrooms, under-floor spaces, garages, and exterior outlets (CEC 210-8).
- Furnaces installed in attics and crawl spaces must have an access platform (catwalk in attics), light, switch and receptacle in the space. Provide a receptacle with fusible link for furnace.
- Smoke detectors are required in each bedroom, outside of each bedroom, and one on each floor level, to include basements. Older dwellings that require smoke detectors may be battery operated. (CBC 310.9.1).
- Temperature and Pressure relief valve must be installed on all water heaters and drained full size to the exterior within 6" and 24" above grade. Water heaters installed in enclosed spaces require a minimum. 24" wide door for access. (CPC 511, 608).
- Provide seismic strapping to water heaters to prevent tipping. One strap is required in the upper 1/3 of the tank and one in the lower 1/3 of the tank, 4" above controls (CPC 510.5).
- Water closet shall be 1.6 gallon type and located in a space not less than 30" in width, with 24" min. clearance in front (CBC 2904).
- Showers and tubs with showers require a non-absorbent surface up to 70" above the drain outlet. Provide curtain or approved enclosure material (CBC 807.1.3).
- Fully tempered or laminated safety glass is required in bathtub and shower enclosure doors and panels (and window glazing where sill height is less than 5 ft. above floor level (CBC 2406.4).
- Provide anti-siphon valves on all hose bibs (CPC 603.4.7).
- Provide combustion air for all gas fired appliances per CMC Chapter 7.
- Gas water heaters are not allowed in areas opening into a bathroom, closet or bedroom (CPC 509).
- Dryer vents must vent to the outside of building (not to under-floor area). Vent length not to exceed 14' or increase vent size.
- A grippable handrail is required at all stairways with four or more risers. Handrail height must be 34"-38" measured from the toe of the tread. Grips must be 1-1/4 "-2"; ends shall return to wall or newel post. (CBC 1003.3.3.6).
- Sliding glass doors shall be safety glass. See CBC 2406 for other hazardous locations.
- A minimum 36" landing is required on both sides of all doors and exits (CBC 1003.3.1.6).
- Guardrails are required if deck or platform is 30" above grade or more at any point. Provide a minimum 36" high railing with maximum openings less than 4" (CBC 509.1).