



# CITY OF PINOLE

## DEVELOPMENT SERVICES DEPARTMENT

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## **BALCONY INSPECTION FOR REAL PROPERTY SALES** **CITY OF PINOLE MUNICIPAL CODE CHAPTER 8.36** **(Please refer to PMC 8.36 for detailed information)**

**PURPOSE:** To protect the public health and safety by establishing and providing a mechanism for enforcing performance standards for private balconies in the City of Pinole.

**DEFINITION OF BALCONY:** A horizontal platform extending from the exterior wall of a building, accessible from the building's interior, and not directly accessible from the ground. A balcony is typically not covered by a roof or building overhang or enclosed on more than two (2) sides by walls. However, railings shall not be considered enclosures. The definition of balcony does not include "decks".

**CERTIFICATE OF COMPLIANCE:** A written certificate issued to a property owner by the Development Services Director or his/her designee certifying that an inspection of the property owner's balcony occurred and the balcony was deemed structurally sound and complies with all standards established by the city.

**EVENTS TRIGGERING THE REQUIREMENT:** All balconies located on real property in the City of Pinole including but not limited to residential, multiple residential, commercial and industrial properties shall be inspected as required in PMC 8.36 and at the property owner's expense when any of the following events occur:

- A. The application for a certificate of occupancy for a new building.
- B. A transfer of property ownership.
- C. In a probate or other testamentary proceeding or in the event of a transfer pursuant to the terms of joint tenancy termination, tenants in common termination, or other similar instrument, within one hundred eighty (180) days after the sale, transfer or conveyance of the house, building or property.

### **INSPECTION PROCEDURES:**

- A. The inspection shall be conducted by a licensed general contractor, structural pest control licensee, licensed architect, or licensed engineer.
- B. An inspection shall be valid for a period of six (6) months from the date of the inspection.

### **MITIGATION OF FAILED TEST OR INSPECTION:**

- A. Notice and repair: When the Development Service Director determines that a balcony is in a defective condition, the City shall provide a written notice of violation.
- B. Additional inspection: Upon completion of repairs to or replacement of the balcony, the property owner shall verify to the City that the repairs or replacement have been properly completed.