



CITY OF PINOLE

DEVELOPMENT SERVICES DEPARTMENT

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BALCONY INSPECTION PROGRAM FREQUENTLY ASKED QUESTIONS

1. I've never had this inspection before. When did this become a requirement?
June 20, 2017 City Council adopted the Balcony Inspection for Real Property Sales ordinance, please refer to PMC 8.36 for detailed information.
2. How often are inspections required?
Once a certificate of compliance is issued, the building balcony for which the certificate of compliance is issued shall not require testing for a period of five (5) years from the date of issuance of the certificated of compliance.
3. How long does it take and how much is the fee to receive the Certificate of Compliance?
It takes 3 business days from the date the Compliance Affidavit Form is received to receive the Certificate of Compliance. The Certificate of Compliance fee is \$ 124.00.
4. Who are considered "licensed professionals"?
 - Licensed general contractors (<http://www.cslb.ca.gov/>)
 - Licensed (branch 3) structural pest control operators (<http://www.pestboard.ca.gov/>)
 - Licensed architects (<http://www.cab.ca.gov/>)
 - Licensed civil engineers and licensed structural engineers (<http://www.bpelsg.ca.gov/>)
 - All must have current and clear licensure in the State of California.
5. Does the balcony inspection program hold up the closing of escrow?
No, but the written Certificate of Compliance must be issued within ninety (90) days of close of escrow.
6. Do I need a permit to repair my balcony?
This depends on the nature of the repairs.
 - Permits are not required for ordinary repairs to structures performed for the purpose of maintenance. The repair work is limited to work on the affected item and **does not** include reframing, replacement or any other alteration or new work.
 - Permits are required for any code regulated activities, including but not limited to the following: cutting, notching or replacement of any structural framing elements or structural supports; replacement of membranes; replacement of exterior finishes; guardrail replacement; installation of ventilation openings; and similar activities.