



Town of Ross
Building Department

Post Office Box 320, Ross, CA 94957
Telephone (415) 453-1453 ext. 106 Fax (415) 460-9761
www.townofross.org

Report No.

REPORT OF RESIDENTIAL BUILDING RECORD
Ross Municipal Code Chapter 15.32

*Report valid for six months from the date of inspection
And may be extended for six months if requested prior to expiration*

Assessor's Parcel Number: [Click here to enter text.](#)
Street Address: [Click here to enter text.](#)
Present Owner: [Click here to enter text.](#)
Realtor: [Click here to enter text.](#)
Telephone: [Click here to enter text.](#)
Report sent to: [Click here to enter text.](#)
Inspection date: [Click here to enter text.](#)
Expiration date: [Click here to enter text.](#)

The Town recommends that sellers provide this report to anyone interested in purchasing the property. This report shall be delivered by the owner to the buyer or transferee of the property prior to the consummation of the sale or exchange. The buyer or transferee shall complete and return the receipt back to the Town (R.M.C. §15.32.050).

Contact the appropriate department for re-inspection after any mandatory corrections are made:

Planning Department (415) 453-1453, Extension 121
Building Department (415) 453-1453, Extension 170
Public Works Department (415) 453-1453, Option 4
Ross Valley Fire Department (415)258-4686

If corrections are required, any corrections must be made in the time periods specified in this report. **Except in the case of emergency, no permits will be issued until all mandatory corrections are made.** Permits may be required for corrections. If the current or future property owner(s) fail to make any corrections required in this report, additional enforcement options may be used to gain compliance. These options include, but are not limited to, administrative fines, civil penalties, nuisance abatement, criminal prosecution or civil litigation. If corrections are not made, no future permits will be issued (except in the case of emergency) until all listed corrections have been completed. The Town makes no recommendation as to whom, seller or buyer, makes the required corrections.

The preparation and delivery of this report shall not impose any liability upon the Town for any errors or omissions contained in the report, nor shall the town bear any liability not otherwise imposed by law (R.M.C. §15.32.090). No statement contained in this report shall authorize the use or occupancy of any building contrary to the provisions of any law or ordinance. This report does not constitute a full disclosure of all material facts affecting the property or the desirability of its sale. The scope of the report and inspection is necessarily limited and code deficiencies may exist which are not identified during the inspection.

Building Department Inspection Information

See building department file for construction, electrical, plumbing, mechanical permits issued for the site.

- The following building, mechanical, plumbing or electrical permits have been issued for work not yet completed on the premises: _____

The following corrections must be made within six (6) months of the date of this report. Please contact the Building Department at (415) 453-1453 ext. 170 to schedule a re-inspection. There is no fee for re-inspection.

**Electrical**

1. All Edison based fuses must be fitted with type "S" fuses. Maximum 15 Amp for size 14 wire and 20 Amp for size 12 wire.
2. All exposed Romex wiring must be protected from physical contact below eight feet in height in _____
3. All electrical outlet and junction boxes and switches to be covered in _____
4. All splices must be within junction boxes in _____
5. All three prong outlets that are not grounded to be grounded or original two prong installed in _____
6. Ground outlets in _____
7. Install exterior main disconnect switch for electric service
8. Install Ground-Fault Circuit Interrupter (GFCI) outlets in _____
9. Label all panels and breakers.
10. Pool/Spa equipment to be grounded.

Furnace

11. Gas supply pipe to be stainless steel, flexible connector
12. Provide a disconnect switch
13. Repair bad joints or loose connection in flue pipe

General

14. All stairways, interior and exterior, with more than three risers shall be provided with handrail at _____
15. Chimney to be swept
16. Door from garage to dwelling must be solid core and self-closing



- 17. Guardrails shall be at least 42 inches high with openings sized so that 4" diameter sphere cannot pass through at _____
- 18. Install carbon monoxide (CO) device(s) in a manner consistent with building standards applicable to new construction
- 19. Install smoke alarms: in each sleeping room outside each separate sleeping area in the immediate vicinity of the bedrooms on each additional story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics _____
- 20. Post minimum 4 inch address numbers, contrasting color to background, plainly visible from street or road fronting property for each unit
- 21. Provide safety barriers to code in pool area
- 22. Provide sparks arrester at top of chimney(s), screening to be half-inch maximum square openings
- 23. Repair holes in Gypsum board and tape in _____
- 24. Repair and fill in joints in firebricks in fireplace
- 25. The required firewall of five eighth gypsum board type x fire taped must be installed on _____
- 26. Dishwasher, air gap on drain system required _____

Water Heater

- 27. Flue to be brought up to code
- 28. Gas supply pipe to be stainless steel flexible connector
- 29. Overflow pipe from pressure relief valve to be metallic same size as valve to extend to the outside or within six inches of the floor
- 30. Provide a pressure relief valve to the hot side of the water heater piping or to the appropriate manufacturer's connection
- 31. Strap to resist earthquake motion

Unpermitted or Non-compliant Items

- 32. _____
- 33. – 40. Additional Requirements and Corrections and Additional Informational Items**

Contract Building Inspector

Date

ADDRESS:

Zoning Information, Ross Municipal Code Title 18

Any available Town Council minute history for the site is attached. Planning files are available for review at the Planning Department.

There are a number of issues that may arise during a discretionary planning review process that the Town will not identify in this report. For example, a structure may be considered "historic", or a site may contain sensitive archaeological resources, protected wildlife or habitat, or be considered a hillside lot subject to more restrictive development regulations. The Town does not independently verify the accuracy of any lot size, lot coverage, setback or floor area information that may be provided with this report.

All non-permitted structures cannot be included in existing floor area ratio unless the property owner can demonstrate they were built legally or prior to Town permit requirements.

Zoning District: R-1
Existing Use(s): Single Family Residential
On Site Parking Required: 2 spaces (1 covered)
Existing on site parking: _____ uncovered _____ covered

Accessory Structures/Use:

Nonconformities noted:

Comments on present use:

Informational Items:

The project site is near or adjacent to a creek or seasonal stream. Any work within 25 feet of the top bank of a creek or seasonal stream requires Town Council design review, whether or not a building permit is required.

Notice of Town Code Violations - Corrections Required by Planning Department:

Flood Hazard Information, Ross Municipal Code Chapter 15.36

The Town of Ross regulates construction and development in the floodplain to ensure that buildings will be protected from flood damage. Any development in flood hazard areas or the floodway will have to follow the Town Flood Damage Prevention regulations (R.M.C. Chapter 15.36).

Flood insurance from the National Flood Insurance Program (NFIP) is available for any property in the Town of Ross. More information on flood insurance is attached. The Town of Ross has copies of elevation certificates for some properties in the floodplain. Questions regarding this report and the Town's floodplain management program are welcome by calling (415) 453-1453 ext. 121.

The following information is based on the Town Flood Insurance Rate Maps. This report does not imply that the referenced property will or will not be free from flooding or damage. A property not in a Special Flood Hazard Area may be damaged by a flood greater than that predicted on the FIRM or from a local drainage problem not shown on the map.

Town of Ross Community Number: 060179

Town Flood Insurance Rate Map (FIRM) Map Panels 06041C0452D, 06041C0454D, 06041C0456D and 06041C0458D (Effective Date May 4, 2009)

Current Flood Insurance Rate Map

The property is located in FIRM Zone A

The main building on the property:

- Is located in a Special Flood Hazard Area (SFHA).** Flood insurance will be required by most mortgage lenders. Flood insurance purchase information attached.
- Is not located in a Special Flood Hazard Area (SFHA).** However, the property may still be subject to local drainage problems or other unmapped flood hazard. Flood insurance from the NFIP may be available at non-floodplain rates. A flood insurance policy can still be required by a lender.
- A decision about the building's exact location cannot be made on the FIRM.**

DRAFT Flood Insurance Rate Map

The Federal Emergency Management Agency (FEMA, Department of Homeland Security) has revised the Town Flood Insurance Rate Maps and Flood Insurance Study report. The draft flood maps include revisions and modifications to the Special Flood Hazard Area boundaries and now include Base Flood Elevations. FEMA has also added a regulatory floodway area on the Town flood maps. The maps may be effective March 25, 2014. When the new maps go into effect, the Town must prohibit encroachments, including fill, new construction, substantial improvements, and other development such as fences within the floodway unless the owner provides a "No Rise Certificate" signed by a Registered Professional Engineer to demonstrate that there will be no increase in the base flood elevation. The floodplain manager will have some discretion to exempt obviously insignificant activities from the permit requirement.

On the DRAFT FIRM, the property is located in FIRM Zone A

On the DRAFT FIRM, the property is located in a Floodway: Yes No

On the DRAFT FIRM, the main building on the property:

- Is located in a Special Flood Hazard Area (SFHA).** Flood insurance will be required by most mortgage lenders. Flood insurance purchase information attached.
- Is not located in a Special Flood Hazard Area (SFHA).** However, the property may still be subject to local drainage problems or other unmapped flood hazard. Flood insurance from the NFIP may be available at non-floodplain rates. A flood insurance policy can still be required by a lender.
- A decision about the building's exact location cannot be made on the DRAFT FIRM.**

ADDRESS:

Public Works Department Inspection Information

Does the property front on a Town maintained roadway? Yes No Unknown

The following corrections must be made within sixty (60) days of the date of this report. Please contact the Public Works Streets Superintendent at (415) 453-1453, x163 to schedule a re-inspection.



Urban Runoff Pollution Prevention R.M.C. Chapter 12.28 and Stormwater Management R.M.C. Chapter 15.54

- 40. Pool equipment flushing system shall not be directly connected to storm drain system or waterway.
- 41. Roof runoff and/or area drains directly connected to the Town storm drain system. Does not comply with current Town code.
- 42. Runoff from pool hardscape shall not flow directly to storm drain system or waterway.
- 43. The existing drainage system shall be cleaned, repaired or replaced as necessary.
- 44. Vegetation obstructing creek flow.
- 45. Video inspection of on-site culverts required. Contact public works for details and requirements.

Sidewalk, Etc., Repair and Construction R.M.C. Chapter 12.20

- 46. All cracked, broken or uplifted sidewalk fronting the property shall be repaired.
- 47. All cracked, broken or uplifted sidewalk fronting the property shall be replaced. A -foot wide sidewalk shall be required.
- 48. Collapsed, broken or damaged driveway culvert or driveway in a state of disrepair which causes a traffic hazard to exist or impedes the proper flow of roadside drainage. Culvert and/or driveway shall be repaired/replaced.
- 49. Curb and gutter shall be repaired/replaced.
- 50. Driveway culvert impedes the proper flow of roadside drainage because of its size, shape or elevation and shall be replaced.
- 51. Sidewalk is not ADA compliant.



Weeds, Trees and Vegetation R.M.C. Chapter 12.12

- 52. Flowers, shrubs and other growth (except trees) in the sidewalk area exceed height limit under.
- 53. Maintain the right-of-way from the property line to the edge of the pavement.
- 54. Remove Dutch Elm Disease infected trees. A tree removal permit required.
- 55. Remove Sudden Oak Death infected trees. A tree removal permit is required.
- 56. Trim branches of trees and vegetation that extend lower than seven feet above the surface of the sidewalk area or lower than thirteen feet six inches above the street used for vehicular traffic, whether planted in the sidewalk area or upon private property.
- 57. Trim trees, hedges, plants, shrubs or vegetation, obstructing or impairing the free full public use of the sidewalk area or street.

Encroachments

- 58. A Revocable Encroachment Permit is required from the Public Works Department for all work within the right-of-way.

Noted encroachments in accepted right-of-way:

- Unknown
- Landscaping
- Fence or wall
- Driveway
- Other:

Public Works Informational Items

- Property owner required to maintain the section of right-of-way from the property line to the edge of the road pavement. Maintenance shall include removal of leaves and weeds. All landscaping shall be approved by the Town Manager or their designee. Maintenance of all landscaping shall be the responsibility of the property owners. (R.M.C. §12.12.015)
- Any person owning real property in the town shall repair any defective sidewalk, curb, park or parking strip lying in front of or along the side of the property. (R.M.C. §12.20.010)
- Owner of property shall, at all times, keep all creeks, channels or watercourses or portions thereof which flow upon, over, or across, the property free and clear of obstructions. (R.M.C. §13.16.010-13.16.020)
- Other: