CONDOMINIUM CONVERSION INSPECTION REPORT

(CHECKLIST)

Inspection Fee: $418.00 per unit No. Units _________ Condo Conv. No. _________
($205.00/hr – 2 hrs minimum)

Address: __________________________ Date: __________________________
Existing Occ: Grp ____________ Type of Construction: ________________
Owner: __________________________ Phone Number: ______________________
Assigned to Inspector: ______________ Date: __________ Phone: (949) 644-32____

THE FOLLOWING CHECKLIST WILL BE USED DURING THE INSPECTION TO VERIFY
EXISTING BUILDING CONDITIONS AND COMPLIANCE TO MINIMUM STANDARDS FOR
THE CONDOMINIUM CONVERSION.

A. EACH UNIT MUST COMPLY WITH THE MINIMUM STANDARDS OF THE UNIFORM
HOUSING CODE AS ADOPTED BY THE CITY OF NEWPORT BEACH.

1. Does the unit(s) meet minimum sanitation requirements? (y) ______ (n) ______
Comment. __________________________________________________________________________

2. Does the unit meet minimum structural and occupancy standards? (y) ______ (n) ______
Comment. __________________________________________________________________________

3. Does the unit meet minimum exiting safety standards? (y) ______ (n) ______
Comment. __________________________________________________________________________

4. Does the unit meet minimum plumbing standards? (y) ______ (n) ______
Is there a garbage disposal installed on a dedicated circuit? (y) ______ (n) ______
Comment. __________________________________________________________________________

5. Does the unit meet minimum standards of heating and venting? (y) ______ (n) ______
Comment. __________________________________________________________________________
6. Does the unit meet minimum standards for electrical safety? (y) ____ (n) ______
   Comment: ________________________________________________________________

B. EACH UNIT MUST COMPLY WITH CURRENT MINIMUM LIFE SAFETY REQUIREMENTS OF THE UNIFORM BUILDING CODE AS ADOPTED BY THE CITY OF NEWPORT BEACH.

7. Do the existing stairs and handrails comply with minimum safety requirements of Chapter 10 Section CRC 2013 R311.7? (y) ____ (n) ______
   Did they comply when originally constructed? (y) ____ (n) ______
   Comment: ________________________________________________________________

8. Do the existing guardrails comply with minimum safety requirements of Section CRC 2013 R312? (y) ____ (n) ______
   Did they comply when originally constructed? (y) ____ (n) ______
   Comment: ________________________________________________________________

9. Are smoke detectors/carbon monoxide alarms installed in each bedroom and other required locations per Section CRC 2013 R314 & R 315? (y) ____ (n) ______
   Comment: ________________________________________________________________

10. Is there a required occupancy separation rating? ____ hr(s) (y) ____ (n) ______
    If so, does it meet the requirements of Section CRC 2013 R302.2? (y) ____ (n) ______
    Comment: ________________________________________________________________

11. Is the roof a minimum Class C fire retardant roof? (y) ____ (n) ______
    Owner to submit letter of certification by a licensed roofing contractor of fire retardancy and remaining life of the roof. (y) ____ (n) ______
    Comment: ________________________________________________________________

12. Is safety glazing installed in areas subject to human impact? (y) ____ (n) ______
    Comment: ________________________________________________________________

Other Comments: ________________________________

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C. EACH UNIT IS REQUIRED TO BE INDIVIDUALLY SERVED BY SEPARATE UTILITIES.
   Note: the City does not consider it feasible to separate sewer piping when existing
   units are integrally piped through lower units to units above. (Please demonstrate
   for the inspector that utilities serving the units are not connected.)

13. Is this unit served by its own water meter and piping? (y) (n)
    Are the materials used in the system approved for the use? (y) (n)
    Are there apparent cross connection hazards in the system? (y) (n)

   **NOTE:** New water service and water meter must go to the secondary unit.
   Existing water meter and service line must remain with original address.
   (Contact Water Meter Division with any questions: (949) 644-3019)

Comments:________________________________________________________________________
________________________________________________________________________

14. Is this unit served by its own gas meter and piping? (y) (n)
    Are the materials used in the system approved for the use? (y) (n)
    Are there apparent safety hazards in the system? (y) (n)

Comments:________________________________________________________________________
________________________________________________________________________

15. Is this unit served by its own electric meter and wiring? (y) (n)
    Is the unit served by a minimum 100amp service? (y) (n)
    Is a new or relocated service required to be fed underground? (y) (n)
    Are there apparent safety hazards in the system? (y) (n)

16. Is this unit served by its own sewer and piping? (y) (n)
    Are the materials used in the system approved for the use? (y) (n)
    Is there an approved cleanout installed at the property line? (y) (n)

Comments:________________________________________________________________________
________________________________________________________________________

Other Comments:________________________________________________________________________

Signed By: ___________________________ Date: ___________________________