



SETBACK CERTIFICATION POLICY

PLANNING & BUILDING DEPARTMENT • COUNTY OF SAN LUIS OBISPO
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

PROCEDURE FOR CERTIFYING BUILDING SETBACKS

Building Inspectors are frequently finding structures that have encroached into the allowable setbacks, requiring extensive and costly rework. To help prevent such problems, we have modified our procedure to require that all structures within five feet of the minimum allowable setback be certified by a California licensed land surveyor or authorized civil engineer. This policy has been in effect since August 1, 2006.

Certification Procedure:

Prior to approval of the foundation inspection, the applicant shall provide the Building Inspector with documentation that gives reference to the actual property boundaries and the actual location of the structure. The certification shall be prepared by a California licensed land surveyor or authorized civil engineer (licensed in accordance with the regulations of the Professional Engineers Act and Professional Land Surveyors Act).

Exception:

Exception for existing acceptable survey monuments: If a line can be strung between the monuments to clearly show the property line from which to measure the required setback, the certification may be waived. Please verify this with your inspector.

Samples of Acceptable Forms of Survey Monuments



Notes:

- Any other form of corner designation shall be accompanied by documentation stating the method and/or material used for corner markers.
- Survey stakes are not an acceptable form of property corner designation. Acceptable survey monuments must be visible or the surveyor must provide a stamped letter certifying that setbacks meet or exceed minimum requirements.
- Fence lines are not an acceptable form of property line designation.
- Approval by other entities, such as homeowners associations are not recognized by the Building Department.