DEVELOPMENT SERVICES – BUILDING INSPECTION

INSPECTION REQUIREMENTS:
CONCRETE LANDINGS/PORCHES/PATIOS/STEPS

INSPECTION CODE: 204
SCOPE: RESIDENTIAL
APPLICABLE CODES: 2016 CBC, CRC, CPC, CMC, CEC, CALGreen, CEnC, and PAMC

The information provided in this document is general and intended as a guide only. Each project is unique and additional requirements may be enforced as deemed appropriate.

WARNING
☐ Failure to complete the items below prior to the City of Palo Alto (CPA) inspection will result in a re-inspection fee.

INSPECTION
GENERAL REQUIREMENTS
☐ Concrete against wood is prohibited except for existing buildings, when doors swing out over landings, and when access for persons with disabilities is required (refer to the “Concrete/Paving Entries and Exits” inspection checklist for additional information).

☐ Verify minimum foundation, reinforcement, and anchorage requirements are per plans.

☐ The weep screed shall be placed a minimum of 4” above the earth or 2” above paved areas. (CBC 2512.1.2)

PROTECTION OF UTILITIES AND SEWER
☐ Verify that sewer clean out is protected with an accessible box.

☐ Verify that gas pipe is properly sleeved and vented if under concrete structure (see the “Under Structure Gas Pipe” inspection checklist).

☐ Verify minimum cover requirements for electrical conduit (see the “Joint Trench” inspection checklist).

EXTERIOR LANDINGS
☐ The width of each landing shall not be less that the door served. Every landing shall have a dimension of not less than 36” measured in the direction of travel. The slope at exterior landings shall not exceed 1/4 unit vertical in 12 units horizontal (2 percent). (CRC R311.3)
LANDINGS FOR STAIRWAYS
☐ There shall be a floor or landing at the top and bottom of each stairway. The width of the perpendicular to the direction of travel shall not be less than the width of the flight being served and where the stairway has a straight run, the depth of the direction of travel shall not be less than 36". (CRC R311.7.6)

STEPS
☐ The riser height shall be not more than 7-3/4" (and the greatest riser height within any flight of stairs shall not exceed 3/8”). (CRC R311.7.5.1)

☐ The tread shall not be less than 10” (and the greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8”). (CRC R311.7.5.2)

NOSINGS
☐ A nosing projection shall be not less than 3/4" and not more than 1-1/4” on stairways with solid risers and the nosing project shall not exceed the smallest by more than 3/8”. (CRC R311.7.5.3)

☐ A nosing’s maximum radius of curvature is 9/16” and the maximum beveling shall not exceed 1/2”. (CRC R311.7.5.3)
LANDINGS FOR DOORS AT DWELLINGS

R311.3 Floors and landings at exterior doors. There shall be a landing or floor on each side of each exterior door. The width of each landing shall not be less than the door served. Every landing shall have a minimum dimension of 36 inches measured in the direction of travel. Exterior landings shall be permitted to have a slope not to exceed 1/4 unit vertical in 12 units horizontal (2-percent).

Exception: Exterior balconies less than 60 square feet and only accessible from a door are permitted to have a landing less than 36 inches measured in the direction of travel.

R311.3.1 Floor elevations at the required egress doors. Landings or floors at the required egress door shall not be more than 1-1/2 inches lower than the top of the threshold.

Exception: The exterior landing or floor shall not be more than 7-3/4 inches below the top of the threshold provided the door does not swing over the landing or floor. When exterior landings or floors serving the required egress door are not at grade, they shall be provided with access to grade by means of a ramp in accordance with Section R311.8 or a stairway in accordance with Section R311.7.

R311.3.2 Floor elevations for other exterior doors. Doors other than the required egress door shall be provided with landings or floors not more than 73/4 inches (196 mm) below the top of the threshold.

Exception: A landing is not required where a stairway of two or fewer risers is located on the exterior side of the door, provided the door does not swing over the stairway.

R311.3.3 Storm and screen doors. Storm and screen doors shall be permitted to swing over all exterior stairs and landings.