



City of Pasadena
Planning & Community Development Department
Building & Safety Division

HOUSING AND QUADRENNIAL INSPECTION CODE CHECK LIST

Below is a list of itemized deficiencies and corresponding code sections commonly identified, but not limited to during point of sale and quadrennial inspections:

1.0 BUILDING AND STRUCTURAL

1.1 Floorings, foundations, or floor supports - Inadequate flooring. Flooring must be free of large cracks, holes, or missing/damaged parts. Members may not be split, lean, list or buckle due to defective material or deterioration PMC 14.12.610 A - C

1.2 Condition of vertical supports - Inadequate vertical supports. Structural members are insufficient to carry imposed loads PMC 14.12.610 D - E

1.3 Condition of ceiling joists
Inadequate/sagging joists PMC 14.12.610 F - G

1.4 Condition of fireplaces or chimneys
Loose bricks observed at firebox PMC 14.12.610 H - I
Loose bricks observed at exterior chimney PMC 14.12.610 H - I

1.5 Inadequate room dimension
Room does not meet minimum size requirements PMC 14.12.380
Room does not meet minimum height requirement of 7'6" PMC 14.12.360

1.6 Illegal addition, construction, alteration, repair, conversion or demolition PMC 14.12.320

Addition: An addition has been constructed without obtaining necessary approvals and permits
Attic: The attic has been converted into livable space without obtaining necessary approvals and permits

Bathroom: One or more bathrooms have been added to the structure without obtaining the necessary permits

Copper re-pipe: Plumbing water lines have been replaced with copper piping throughout without obtaining the necessary permits

Deck: A deck has been constructed without obtaining the necessary permits

- Driveway:** The driveway has been replaced without zoning approval and a required permit
- Electrical:** Electrical wiring has been upgraded, or additional fixtures added, without obtaining the necessary permit
- Fencing:** A fence has been constructed without obtaining a zoning approval and required permit
- Garage:** Garage has been converted into livable space without obtaining the necessary permits
- Heater:** Heater has been replaced without obtaining the necessary permit
- HVAC:** A heating and or air conditioning system has been added to the house without obtaining the necessary permits
- Laundry:** Laundry plumbing connections (water, sewer, gas) installed without obtaining the necessary permit
- Porch Enclosure:** Porch has been enclosed and made into livable space without obtaining the necessary permits
- Patio Enclosure:** Patio structure has been enclosed and made into livable space without obtaining the necessary permits
- Patio:** A patio structure has been constructed without obtaining the necessary permits
- Recessed Lighting:** Recessed lighting fixtures have been installed without obtaining the necessary permit
- Re-roof:** Structure has been re-roofed without obtaining the necessary permits
- Plumbing:** Sewer lines have been replaced without obtaining the necessary permit
- Walls:** Interior wall modifications (addition and or removal of walls) have been made without obtaining the necessary permit
- Water Heater:** Water heater has been replaced without obtaining the necessary permit
- Windows:** Windows have been replaced without obtaining the necessary permit

The following permits have expired or do not have final approval:

Building permit	PMC 14.12.320
Electrical permit	PMC 14.12.320
Fence permit	PMC 14.12.320
Roofing permit	PMC 14.12.320
Mechanical permit	PMC 14.12.320
Plumbing permit	PMC 14.12.320
Window change-out permit	PMC 14.12.320
For more information on how to obtain a new permit or re-open the existing permit, contact the Building Division at (626) 744-4200 or visit the Permit Center - 175 N Garfield Av	

1.7 Owner responsible for inspection PMC 14.16.100

2.0 WEATHER PROTECTION

2.1 Building must provide protection from elements and dampness:

Damaged siding	PMC 14.12.660
Broken/cracked plaster	PMC 14.12.660

2.2 Condition of exterior and/or interior walls or roof coverings:

Broken windows	PMC 14.12.660
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Paint finish is chipped/peeling at:	PMC 14.12.660
Walls	PMC 14.12.660
Eaves	PMC 14.12.660
Window frames	PMC 14.12.660

2.3 Condition of weather protection:

Faulty Weather Protection	PMC 14.12.660
Inadequate roof covering	PMC 14.12.660 B
Missing exterior outlet cover plates	PMC 14.12.630

3.0 FIRE DETECTION, PROTECTION, EXITS AND SAFETY

3.1 Self-closing door between garage and dwelling:

Not fire rated	PMC 14.12.670
Not self-closing	PMC 14.12.670
Holes in fire wall	PMC 14.12.670
Door into bedroom	PMC 14.12.670

3.2 Quick release mechanism on windows and doors:

Windows do not open	PMC 14.12.710 B
Double keyed deadbolt	PMC 14.12.710 B
No quick release mechanism	PMC 14.12.710 B
Inadequate egress	PMC 14.12.710 B

3.3 Fire detection

No carbon monoxide detectors	PMC 14.12.580
No smoke detectors	PMC 14.12.580
Smoke detector battery missing	PMC 14.12.580

3.4 Interior and exterior stairway

No hand railing	PMC 14.12.530
Loose hand railing	PMC 14.12.530
Steps Loose	PMC 14.12.530
Rise/run improper	PMC 14.12.530

3.5 Combustible Material

Excessive accumulation of combustible material	PMC 14.12.670
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3.6 Exit Doors

Double keyed deadbolt	PMC 14.12.710 B
Inadequate egress	PMC 14.12.710 B

4.0 NATRUAL LIGHT AND VENTILATION

4.1 Natural light and ventilation	PMC 14.12.390
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4.2 Mechanical Ventilation

Inoperable bathroom vent fan	PMC 14.12.450
No bath vent	PMC 14.12.450
5.0 ELECTRICAL	
5.1 Unsafe electrical/over fusing	PMC 14.12.630
5.2 Hazardous wiring	PMC 14.12.630
Electrical equipment	PMC 14.12.550
5.3 Ground fault circuit interrupter required after 1975	
Bad GFCI	PMC 14.12.630
No GFCI	PMC 14.12.631
5.4 Missing electrical and outlet switch cover plates	PMC 14.12.630
6.0 HEATING AND MECHANICAL	
6.1 Heating facility in dwelling	
No heating	PMC 14.12.540
Hazardous mechanical equipment	PMC 14.12.650
6.2 Venting system required	
Improper venting	PMC 14.12.560
Inadequate clearance	PMC 14.12.560
Vent disconnected	PMC 14.12.560
Furnace	PMC 14.12.560
Water heater	PMC 14.12.560
6.3 Combustion air supply	
Inadequate at furnace	PMC 14.12.650
Inadequate at water heater	PMC 14.12.650
6.4 Gas shut off valve	
No shut off	PMC 14.12.650
7.0 PLUMBING	
7.1 Condition of sewer drain, water pipes or faucets	
Corrosion, leaks	PMC 14.12.640
Bad disposal	PMC 14.12.640
Loose toilet	PMC 14.12.640
No P-trap and laundry drain pipe	PMC 14.12.640
7.2 Water supply	
No hot water	PMC 14.12.600 E
No cold water	PMC 14.12.600 E
7.3 Dwelling unit must have lavatory, water closet, bathtub or shower; kitchen sink	
Loose faucet: bathroom, kitchen, laundry	PMC 14.12.600 B
Inoperable or missing plumbing fixtures	PMC 14.12.600 B

Unsanitary drain board	PMC 14.12.600 M
7.4 Cross connection and siphon age	
No air gap	PMC 14.12.640
No anti-siphon	PMC 14.12.640
7.5 Water heater	
No discharge line	PMC 14.12.640
No strapping	PMC 14.12.640
Inadequate strapping	PMC 14.12.640
No temperature pressure relief valve	PMC 14.12.640
Bad venting	PMC 14.12.640
Not 18" above garage floor	PMC 14.12.640
Flex line protruding	PMC 14.12.640
Leaks	PMC 14.12.640
No combustion air	PMC 14.12.640
Watts 210 not installed	PMC 14.12.640
8.0 ENVIRONMENTAL, HEALTH AND SANITATION	
8.1 Condition of flooring	
Flooring unsanitary	PMC 14.12.690
Flooring damaged	PMC 14.12.690
8.2 Evidence of infestation	
Roach activity	PMC 14.12.600 L
Rodent activity	PMC 14.12.600 L
8.3 Unsanitary premises	
Overgrown vegetation	PMC 14.12.690
Stagnant water	PMC 14.12.690
8.4 Accumulation of junk, trash and debris	
Excessive junk, trash and debris present	PMC 14.12.690
Trash cans visible from the right of way	PMC 14.50.040 - 3
8.5 Foundation/Attic vent screens	
Vents damaged/missing	PMC 8.28.060
9.0 POOL	
9.1 Pool gate not proper	PMC 14.50.040 - 6
No fencing	PMC 14.50.040 - 6
Gate does not open outward	PMC 14.50.040 - 6
Gate does not self-close and self-latch	PMC 14.50.040 - 6
9.2 Green pool	PMC 14.12.690
10.0 IMPROPER OCCUPANCY	
10.1 Garage conversion	PMC 14.12.730
Inoperable garage door	PMC 14.12.730

Kitchen added to garage without permit	PMC 14.12.730
Bathroom added to the garage without permit	PMC 14.12.730
Flammable flooring in the garage	PMC 14.12.730
10.2 SFR illegally divided	PMC 14.12.730
11.0 INADEQUATE OR NO COVERED PARKING	
11.1 No covered parking	PMC 17.46.040 A
12.0 OUTDOOR STORAGE OF INOPERABLE AND/OR UNREGISTERED VEHICLES	
12.1 Inoperable vehicle	PMC 14.50.040 - 23