



CENTRAL MARIN FIRE AUTHORITY

Corte Madera ~ Larkspur

SCOTT SHURTZ
Fire Chief

PROPERTY RESALE INSPECTION PROGRAM

The Larkspur Municipal Code Section 15.50.040 requires a Fire Department residential resale inspection and report on all single-family dwellings listed for sale within the Larkspur City limits and incorporated Greenbrae effective February 15, 2020. A fire department resale inspection is not required for individual condominiums or townhomes unless the entire building/complex is being sold.

A fee of \$190 will be assessed for each individual inspection. A Central Marin Fire Department Inspector will complete the inspection within 7-10 business days of application/request submittal. To schedule an inspection, please complete the online form and submit a secure payment by credit card. An appointment time is not required, as we do not enter the dwelling. If you would like to meet with the inspector, please request an appointment at the time you apply for the inspection, and the inspector will contact you to schedule a time.

The Residential Property Resale Inspection is an exterior inspection of the residence required to ensure compliance with state law and local ordinances, primarily related to wildfire hazards. The report and code requirements are to be included in the seller's disclosures. Buyers are required to maintain properties in compliance with vegetation management and wildfire hazard codes and standards.

Fire Inspectors will be looking for the following items during the inspection:

- All properties are required to meet the flammable vegetation clearance requirements of PRC 4291 and Ca Gov Code 51189. California Fire Code Sections 4907.2 & 4908.
- Maintenance of "Defensible Space" for a distance of 100-150 feet (or to the property line) from all structures is required. This includes clearance of all accumulated dead vegetation on the property.
- Removal of all fire-prone vegetation within 30' structures, up to 150 feet when topographical or combustible vegetation types necessitate removal. Examples of fire prone species include but are not limited to juniper, bamboo, fountain grasses, French and scotch broom.
- Any tree limbs extending within 10 feet of a chimney outlet, or 6 feet from the roof, must be removed.
- Trees adjacent to or overhanging a building must be completely free of dead wood.

- Address numbers must be plainly visible and legible from the road fronting the property. Numbers must be at least 4 inches tall and a color that contrasts with their background (an address number painted on a curb is not acceptable).
- Combustible vegetation must be cleared within 10 feet (horizontally) of roadways and/or driveways, and 15 feet of overhead clearance must be provided.
- A spark arrestor of heavy wire mesh with openings between 3/8 and 1/2 inch is required on all chimneys.
- Additional items may be required for compliance with state law or local ordinances related to wildfire hazards upon inspection.

If you have questions regarding the resale inspection program/process, please contact the Central Marin Fire Authority Fire Prevention Bureau @ 628-600-9988.