



City of Kingsburg

1401 Draper Street, Kingsburg, CA 93631-1908
(559) 897-5328

Holly Owen
Community Development
Director

AJ O'Connell
Building Official

Alexander J. Henderson
City Manager

BUILDING INFORMATION BULLETIN 2023-003

Effective Date: 3/6/2023, Revised 4/3/2023
To: General and Trade Contractors, Associations & Citizens of Kingsburg
Subject: City of Kingsburg Ladder and Roof Inspection Policy
From: AJ O'Connell, MCP, CBO, CCEA – Building Official
Policy:

California Building Code Section 110.5 Inspection Requests states the following:

“It shall be the duty of the holder of the building permit or their duly authorized agent to notify the building official when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this code.”

Additionally, *California Building Code Section 110.1 General states the following:*

“...It shall be the duty of the owner or the owner's authorized agent to cause the work to remain visible and able to be accessed for inspection purposes.”

Providing safe access to inspect for Code compliance is the responsibility of all parties!

THE CITY OF KINGSBURG BUILDING INSPECTOR SHALL HAVE THE AUTHORITY TO REFUSE AN INSPECTION IF ANY OF THE FOLLOWING REQUIREMENTS ARE NOT MET.

To comply with the provisions of the above Code sections, a ladder must be provided on the job site for the use of the Building Inspector at the time of inspection. The ladder must be set up to meet the following minimum standards:

- The ladder must meet all OSHA standards and be rated Type I, Heavy Duty with a minimum of 250 pounds. Telescoping, folding-type, or single rail ladders will not be permitted.
- The clear distance between ladder side rails shall be a minimum of 11.5 inches.
- The ladder shall be free of oil, grease, and other slipping hazards.
- The ladder shall be set up on a hard, slip resistant spot on the ground that is free of all debris.
- The ladder shall extend no less than 36 inches above the edge of the roof at the point providing access. The ladder must be securely fastened at the top or prevented from shifting.
- The feet of the ladder shall be at a distance no less than ¼ the height of the ladder away from the building. For example, If the ladder is 12-feet in height, the feet of the ladder must be a minimum of 3-feet from the building.
- The ladder shall be inspected by a competent person for visible defects on a periodic basis and after any occurrence that could affect their safe use. Damaged ladders will not be accepted.

The above minimum requirements listed apply to **PORTABLE LADDERS** only.

Previously approved Exterior and/or Interior Fixed Ladders designated for roof access will only be used at the sole discretion of the City of Kingsburg Building Inspector. It is the responsibility of the Permit Holder or their duly authorized agent to provide other means to the Inspector for verification of installed elements at the time of required inspection if fixed ladders are not used.

All previously approved existing Fixed Ladders shall be maintained in accordance with the 2021 *International Property Maintenance Code*. Fixed ladders that show any indication of conditions outlined in Sections 304.1.1, 305.1.1, and 306.1.1 of the 2021 *International Property Maintenance Code* will be deemed unsafe by the City of Kingsburg Building Division and/or Code Enforcement Division. Any ladder deemed unsafe will not be used by City of Kingsburg staff, and any personnel observed using unsafe equipment may be subject to citation.

The Building Inspector will require a ladder to be provided for the following inspections:

- After any roof tear off, deck inspection.
- After new plywood or OSB Sheathing is installed for the nailing inspection.
- Any roof mounted equipment associated with the permit (i.e. HVAC or Solar).
- Any equipment or components located in attic spaces without fixed access means, such as stairs.
- After the project is complete for the Final Inspection.

Inspectors will **NOT** access or walk on roofs under any of the following conditions:

- Any elevated roof sections at or above 6-feet in height measured from grade level.
EXCEPTIONS:
(1) Accessing for roof-mounted HVAC equipment only if working platforms and guards are installed, per CMC§304.2 and OSHA requirements, and the pitch is less than 5:12.
(2) Roofs less than 3:12 pitch may be accessed only if fall protection is provided.
- Inspection requires climbing on roof coverings of materials other than asphalt shingles.
- Roofs or equipment at or above two-stories above finished grade level with no building parapet.
- Inclement weather conditions including, but not limited to, measurable rain or snow within the last 24-hours, high winds, frost, or fog.

Should the above conditions exist on the job site, ladders will still be required for access to the roof edge of the lowest elevation above finished grade for all inspections. It is the responsibility of the Permit Holder or their duly authorized agent to provide pictures or other means to the Inspector for verification of installed elements at the time of required inspection in addition to the provided ladder.

IF A LADDER IS NOT PROVIDED, THE INSPECTION WILL AUTOMATICALLY FAIL. IF THE LADDER DOES NOT MEET THE REQUIREMENTS LISTED ABOVE, THE BUILDING INSPECTOR SHALL HAVE THE AUTHORITY TO REFUSE TO CONDUCT THE INSPECTION. IF A SECOND INSPECTION FAILS DUE TO VIOLATIONS OF THIS POLICY, OR A LADDER IS NOT PROVIDED, A REINSPECTION FEE OF \$50/HOUR MAY BE ASSESSED.

If you have any questions regarding this bulletin, please contact the City of Kingsburg Building Division at (559)897-5328 or buildingplanning@cityofkingsburg-ca.gov.