



City of Walnut Creek
Development Review Services
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Issued July 26, 2010
Revised March 8, 2022

Information Bulletin No. IB-024

Submittal List for Lot Line Adjustments

It shall be unlawful for any person, firm or corporation to sell or deed any portion of any improved parcel of land to any other person, or to divide or subdivide any improved parcel of land, or to move or create any new property lines of any improved parcels of land, unless a complete Code analysis for the existing building(s) affected by the new or moved property line(s) is reviewed and approved by the Building Official.

1. Commercial Buildings, Apartment Buildings and Condo Buildings

A California licensed architect or registered engineer shall provide a complete California Building Code (CBC) analysis for the existing building(s) affected by the new or moved property line(s). The analysis shall include complete evaluations of the *location on property* requirements of CBC Section 602 and Table 602, the *allowable floor area* provisions of CBC Section 506, the *allowable area increases* specified by CBC Section 506.2 and 506.3 (which requires clear yards located on the same parcel as the building), the *projections* provisions of CBC Section 705.2, the *exterior wall opening* analysis regulated under CBC Section 705.8 and Table 705.8, and *parapets* regulated under CBC Section 705.11. New or moved property line(s) shall not cause an existing building to become non-complying in these or any other provisions of the California Building Code.

2. Single Family Residences, Duplex, and Townhouses

A California licensed architect or registered engineer shall provide a complete California Residential Code (CRC) analysis for the existing building(s) affected by the new or moved property line(s). The analysis shall include complete evaluations of the *fire-resistance rating requirements of the exterior walls*, the *projection provisions*, and the *exterior wall opening* provisions regulated under CRC Table R302.1(1) or Table R302.1(2) as applicable, and the *parapet provisions for townhouses* regulated under CRC Section R302.2.4 and R302.2.5. New or moved property line(s) shall not cause an existing building to become non-complying in these or any other provisions of the California Residential Code.