City of SACRAMENTO
Community Development

300 Richards Blvd., 3rd Floor
Sacramento, CA 95811

Help Line: 916-264-5011
CityofSacramento.org/dsd

Building Lot Line Adjustment Request Guidelines

If there are no structures within any of the parcels, building review is not required.

Plan or Map must be drawn by a licensed design professional.

Buildings must meet the minimum fire separation distances as prescribed in the current California Building Code (CBC).

All structures need to be identified before submission can be made. Complete submittals are required; partial or incomplete submittals may delay the approval process.

Provide the following information on the Plan or Map if structures are within the parcels:

1. Greater than 30' from the new property lines:
    a. Distance from furthest edge of building (likely eaves) to all adjacent parcel lines.
        i. Buildings cannot be connected over a parcel line.

2. Greater than 10' but equal to or less than 30' from the new property lines:
    a. Include the items listed in Part 1.
    b. Building construction type (CBC 602).
    c. Exterior wall fire ratings and openings (CBC 705)
    d. Occupancy classification (CBC Chapter 3).
    e. Plan or Map is required to be signed by a licensed design professional.

3. Equal to or less than 10' from the new property lines:
    a. Include the items listed in Part 2.
    b. Indicate whether there are fire sprinklers or not (CBC Chapter 9).
    c. Show location of exits if the new parcel line is adjacent to existing exits (CBC 1022).
    d. Show egress path of travel if new parcel lines are creating a landlocked parcel with no access to the public way (CBC 1028).
    e. If an accessible route of travel exists, show how the path of travel connects to the public way (CBC 11B-206).

Any work or improvements which are required to bring any of the applicable building components up to code will require a building permit. All required work or improvements must comply with the current code. Special occupancies or unique geometries may require further review and information.