City of Huntington Beach

Code Compliance Reports

Applying for a Building Code Compliance Report is a approach to identify and correct any possible deficiencies before a new owner or tenant complete the purchase or lease of the property. Cost for this service coincides with the Certificate of Occupancy fees (based on type of occupancy) as shown in the Permit Fee Schedule. This process eliminates unexpected costs for the code corrections, and provides prospective owners and tenants a list of corrections needed, before making the decision to lease or purchase a building.

For all code compliance reports, we will research the approved building plans and permit history for a specific address, perform an inspection, and give the applicant a detailed report on the inspection findings. By using the process it can be determined if significant alterations have occurred without permits. Examples of common problem are;

1. Non-permitted mezzanines in manufacturing or warehouses.
2. Non-permitted tenant improvement work within building (addition of office space, storage racks, etc.)
3. Expired building and/or associated permits where the work was installed.
4. Mechanical, electrical and plumbing work that requires permits and listings.
5. Exiting out of building per occupancy classification.
6. Adjacent buildings or units use and/or occupancy type.
7. Non-permitted electrical changes to the service or sub-panels and distribution.
8. Changes in occupancy classifications.

The Building Code Compliance Report is specifically designed to verify if any significant changes to the building have occurred that would have a negative impact on the prospective owner or lease. The Code Compliance Report does not in any way allow, permit, design, or imply approval for the future use of a building. Prior to purchasing or leasing a building, the applicant should verify with their licensed professional and all of the city departments (Community Development, Public Works, and Fire) whether the new intended use will be compatible with the building.