



INSPECTIONS

All construction of work for which a permit is required shall be subject to intermittent inspection by the Building Official. The Building Inspector checks the work to verify that the work is being done in compliance with the approved plans, specifications and any applicable ordinances of other agencies. The inspection record card shall be maintained in a conspicuous place on the premises until final approval has been signed off by the Building Inspector. After satisfactory completion of construction work, an official Certificate of Occupancy can be issued upon request.

INSPECTION REQUESTS

Request for inspection should be placed with the local Building and Safety office the day before inspection is desired. Inspection requests may be called in any time during regular office hours (some offices have an off-hours request answering machine). In general, Building Inspectors may be contacted directly in the local District office prior to 9:30 a.m.

REQUIRED INSPECTIONS

The Building Official, upon request from the permit holder or his/her agent, shall make the following inspections and shall either approve that portion of the construction as completed or shall notify the permit holder or his/her agent in writing where the construction fails to comply with the Code or approved plans:

A. Foundation

When excavations for footings are complete, footing forms and reinforcing steel are in place, all structural embedments are in place, and all materials for the foundation are delivered to the job site (except transit-mixed concrete), but before any concrete is placed.

B. Concrete Slab or Under-floor

When all in-slab or under-floor electrical conduit, piping, mechanical ductwork and other ancillary equipment items are in place, but before any concrete is poured or floor sheathing is installed, including the subfloor.

C. Frame

1. When all the floor, wall and roof framing, joist and fire blocking, floor and roof sheathing, and plywood shear wall bracing are in place and nailed, but before covering with finish materials, and when all pipes, chimneys, vents and ductwork are in place.
2. When all rough electrical wiring, plumbing piping, and heating ductwork are installed.

D. Thermal Insulation

When all thermal insulation is installed in required walls, floors and attic/ceiling spaces, but before any of the work is concealed.

E. Stucco Lath and/or Gypsum Board

When all lathing and gypsum board, whether interior or exterior, is in place, but before any plastering is applied or before gypsum board joints and fasteners are taped and finished.

F. Final Inspection

1. When all electrical and plumbing fixtures and heating/cooling equipment are in place and are operational.
2. When the finish grading is completed.
3. When the construction work is completed, the dwelling secure and ready for occupancy.

In addition to the inspections above, the Building Official may require other inspections as deemed necessary. Investigations and reports by an approved soil testing firm, consultant geotechnologist/geologist, or "deputy inspector" may also be required.