CITY OF PALM SPRINGS RESIDENTIAL INSPECTION CHECKLIST

Based on the 2013 California Codes

PALM SPRINGS DEPARTMENT OF BUILDING & SAFETY

RESIDENTIAL INSPECTION CHECKLIST

INTRODUCTION

PURPOSE

The purpose of this checklist is to assist Contractors and Homeowners through the inspection process for a single family residence. Throughout the construction, it is the responsibility of the Permit Applicant to schedule inspections at specific intervals prior to pouring concrete or covering up any work. The checklists do not address all aspects of the adopted City and State Codes and are not all encompassing. These lists are intended only as general guidelines to assist our customers in passing inspections.

CODES AND ORDINANCES

The City of Palm Springs has adopted the most current editions of the California Codes. Amendments specific to the City can be viewed by visiting our web page at http://qcode.us/codes/palmsprings. The following Codes related to the construction of single family residences:

1. 2013 California Residential Code (CRC)
2. 2913 California Electrical Code (CEC)
3. 2013 California Mechanical Code (CMC)
4. 2013 California Plumbing Code (CPC)
5. City of Palm Springs Amendments

CONTACT & INFORMATION

Our offices are open to the general public Monday through Thursday 8am until 6pm.

Inspection Scheduling:	(760) 323-8243
General Information:	(760) 323-8242
Web:	http://www.palmspringsca.gov

PLUMBING UNDERGROUND INSPECTION

Call for the underground plumbing inspection once all water, drain and underground gas lines are installed but prior to covering. An elevation certificate must be completed by a licensed civil engineer / land surveyor and submitted at the time of inspection. The approved plans must be on site along with the permit. Follow the plans or if there are changes submit revisions for approval prior to calling for the inspection.

WATER DISTRUBUTION

1. Water distribution piping shall conform to NSF 61 and Table 604.1 CPC
2. Water service must be sized per Appendix A and C or per section 610.4 CPC
3. Pipe size to fixtures must conform to Table 610.3 CPC
4. Pipes passing through concrete or masonry shall be sleeved or wrapped. (312 CPC)
5. A water pressure reducing valve is required for pressure over 80 PSI. (608.2 CPC)
6. Water service pipe must be a minimum of 12" below grade. (609.1 CPC)
7. Copper tube and ferrous piping installed under the slab shall comply with section 609.3 CPC.
8. Pipe joints and connections must comply with section 605 CPC.
9. Pipes shall be tested by no less than the working pressure for its' use. (609.4 CPC)

DRAIN & VENT

1. Sewer and drain piping must be of approved materials. (701.1 CPC)
2. Drain and vents must be sized per Table 703.2 or Appendix C of the CPC.
3. Joints, unions and connections shall be in accordance with section 705 of the CPC.
4. Pipes and fittings installed in the direction of flow and appropriately sloped. (708.1 CPC)
5. Pipes passing through or under footings must have a relieving arch or a sleeve. (312 CPC)
6. Fittings used for change of direction must be installed per section 706 of the CPC.
7. Piping shall be tested by a 1 foot head of water or by air. (712 CPC)

GAS PIPING

1. Gas piping shall be of an approved material. (1208.5 CPC)
2. Piping installed under the building slab shall be encased and sealed per section 1210.1.6 CPC.
3. Piping passing through the foundation of slab shall be sleeved and sealed per 1210.1.5 CPC.
4. Piping shall be sized according to section 1208.4 CPC.

UNDERGROUND ELECTRIC

Electrical conductors installed under the slab and junction boxes installed in the slab may be inspected at the same time as the Underground Plumbing Inspection, but prior to covering. The approved plans must be on site along with the permit. Follow the plans or if there are changes submit revisions for approval prior to calling for the inspection.

1. Rigid galvanized and IMC conduit must be a min. of 6" in ground. (Table 300-5 CEC)
2. PVC conduit must be a min. of 18" in ground (Table 300-5 CEC)
3. No more than 360 degrees is permitted between pull boxes. (344.26)
4. All PVC conduit and fittings must be min schedule 40 electrical type. (352.10 CEC)
5. PVC subject to sever damage must be schedule 80. (352.10(F) & 352.12C CEC)
6. Buried wiring must be type UF of use for direct burial. (310-7 CEC)
7. Buried wiring must be 24" below grade except GFCI protected branch circuits may be 12". (300-5. CEC)
8. All buried wiring must be protected out of ground. (300-5D CEC)
9. All junction boxes must be approved for the applicable location. (110-2 & 110-3 CEC)
10. Grounding conductor will be inspected at time of Footing Inspection. (Admin.)

FOOTINGS AND SLAB

Call for Foundation Inspection once the Under-Ground inspections have passed and once all footing and slab work is complete, but prior to pouring any concrete. The approved plans must be on site along with the permit. Follow the plans or if there are changes submit revisions for approval prior to calling for the inspection.

1. Footings and pads are per plans and specifications.
2. Footings a minimum of 12" into undisturbed soil. (R403.1.4 CRC)
3. Footing bottoms shall not be sloped no more than 1 in 10. (R403.1.5 CRC)
4. Footings are free of loose material and vegetation. (R403.1 CRC)
5. Reinforcing placement and splicing per plans or ACI 318.
6. Reinforcing separated from soil by 3" minimum. (R403.1 CRC)
7. Provide vapor barrier between soil and slab. (R506.2.3 CRC)
8. Minimum slab thickness per plans. 3.5" minimum. (R506.1 CRC)
9. Footings place adjacent to slopes shall comply with R403.1.7 of the CRC
10. Ground electrode installed in footing. (250.50.3 CEC)

FRAMING

Once the building is dried in, call for framing inspection once all framing, rough plumbing and electrical has been completed, but prior to covering. The approved plans must be on site along with the permit. Follow the plans or if there are changes submit revisions for approval prior to calling for the inspection.

Note: Separate Roof Nailing Inspection may be performed as well as Wrap Inspection to cover sheer walls.

1. Anchor bolt spacing and plates installed property. (R403.1.6 & R403.1.6.1 CRC)
2. Hold-down devices and strapping installed per plan. (Plan)
3. Treated sill at exterior walls. (R317.1 CRC)
4. Joists closer than 18" to grade must be treated. (R317.1 CRC)
5. Studs and joists are not over notched or bored. (R502.8, R602.6, R802.1.8 CRC)
6. Install plate if notching or drilling top plate more than 50% of width. (R602.6.1 CRC)
7. Lumber is graded as kiln dried or moisture content under 15. (CGBC)
8. Maximum height of window sills at egress windows less than 44". (R310.1 CRC) **Note this is to clear opening not to rough sill.**
9. Shear panel materials and nailing per plan.
10. Fire blocking at ceilings, soffits, stairs, and chases.(R302.11, R1001.12, R1001.5 CRC)
11. Framing and sheathing size and spacing per approved plans. (Plan)
12. Wood structural members fastened per Table (R602.3 CRC)
13. Shear walls installed per plans. (Plan & R602.10 CRC)
14. Headers and appropriate trimmers installed properly. (R502.5 CRC)
15. Joists under parallel bearing walls are constructed correctly. (R502.4 CRC)
16. Stair width, rise, tread and head room clearances. (R311.7 CRC)
17. Attic access approved size. (R807.1 CRC)
18. Attic ventilation in place. (R806.1 CRC)
19. Proper joisting for openings in floors and ceilings. (R502.10 & R802.9 CRC)
20. Trusses may not be cut, notched or modified. (R802.10.4 CRC)
21. Roof trusses are strapped to prevent uplift. (R802.11 CRC)

ROUGH PLUMBING. MECHANICAL & ELECTRICAL

Typically these inspections are performed at the same time as the Framing Inspection and is referred to as a Framing Combo. This inspection is called once all plumbing, electrical, mechanical and gas systems have been installed, but prior to covering. The approved plans must be on site along with the permit. Follow the plans or if there are changes submit revisions for approval prior to calling for the inspection.

PLUMBING

1. Install protective plates when studs or joists have been notched or bored. (312.9 CPC)
2. Water distribution piping shall conform to NSF 61 and Table 604.1 CPC
3. Water pipe size to fixtures must conform to Table 610.3 CPC
4. Drain piping must be of approved materials. (701.1 CPC)

5. Drain and vents must be sized per Table 703.2 CPC
6. Joints, unions and connections shall be in accordance with section 705 CPC
7. Pipes and fittings installed in the direction of flow. (708.1 CPC)
8. Fittings used for change of direction must be installed per section 706 of the CPC
9. Properly support piping per Table 313.1of the CPC
10. Provide approved black-flow prevention. (603.3 CPC)
11. Minimum size trap and trap arm per Table 702.1 & Table 1002.2 CPC.
12. Clothes washer standpipe between 18 and 30" above trap. (804.1 CPC)
13. Dishwasher drain and vent. (414 & 419.2 CPC)
14. Proper venting and wet venting. (908, 909 & 910 CPC)
15. Shower and tub/shower control valves. (409.3 CPC)
16. Min. shower size, curb and lining. (408.5, 408.6 & 408.7 CPC)
17. Min. clearances for vents above roof and clearance from openings. (906 CPC)
18. Elevate water 18 inches to burner above grade for gas water heaters. (308.1 CMC)
19. Water pipes shall be tested by no less than the working pressure for its' use. (609.4 CPC)
20. Drainage piping shall be tested by a 10 foot head of water or by air. (712 CPC)

ROUGH MECHANICAL AND GAS

1. HVAC attic installation walkway, outlet and switch. (904.10 CMC)
2. Equipment protected from physical damage (308.1 CMC)
3. Ductwork in attic insulated. (604 & 605 CMC)
4. Ductwork between garage and dwelling is min. 26 Gauge. (R302.5.2 CRC)
5. Ductwork sealed and braced properly. (602.4 & 602.5 CMC)
6. Combustion air provided for gas appliances in confined spaces.
7. Gas vent (B-Vent) installation and termination. (802.6 CMC)
8. Discharge of exhaust air. (504.3 CMC)
9. Clothes dryer exhaust 4" diameter 14 foot max length. (504.3.1)
10. Range hood exhaust. (504.2 CMC)
11. Toilet room ventilation. (402.5 CMC, Div. 4.5 CalGreen)
12. Gas pipe sizing (1308.4 CMC)
13. Gas pipe properly supported (Table 1311.2.5.1 CMC)
14. Manufacturers installation instruction for fireplaces and other appliances on site.
15. Combustion air intake for pre-fab fireplaces. (Section 150e California Energy Code)
16. Gas appliance venting. (802.6 CMC)
17. Pressure test (1303 CMC)

ROUGH ELECTRICAL

1. 200 amp min. service. (230-79 CEC amend.)
2. Min. service feeder size (310-15B6 CEC)
3. Service grounded to footing steel and rod with proper bonding. (250-56 CEC)
4. All panels must be approved for location and use. (110-3B & 110.20 CEC)
5. Conduit must be bushed and sealed at top end of enclosures. (312-5(5)c CEC)
6. Neutrals and grounds must be separated in subpanels (250-24(5) CEC)

7. Junction boxes must be properly supported and accessible. (314-23 & 314-29 CEC)
8. Junction box fill per 314-16 (A) and (B) of the CEC.
9. Ceiling fan boxes must be approved type. (314.27D CEC)
10. Recessed lighting cans must be thermally protected. (410.115 & 410.116 CEC)
11. Disconnect for air handler located within sight of units. (430-102B CEC)
12. Exposed Romex protected (300-4d and 334.15 CEC)
13. Min wiring for branch circuits in Kitchen, Laundry and Bathrooms. (210-11, 210.19A4 & 210-24 CEC)
14. Min. range wire and circuit size. (210-210-19(3) CEC)
15. Double oven or cooktop circuits and wiring per manufacturers specs or 210-19A3 CEC)
16. Min. electric dryer wire size. (210-23B & 250-140 CEC)
17. Min. electric water heater wire size. (422-13 CEC)
18. Follow wire ampacity tables 310-16 of the CEC.
19. Wall receptacle spacing at 12' max. (210-52A CEC)
20. Kitchen counter top receptacles spacing at 4' and one per island or peninsula. (210-52C CEC)
21. GFCI receptacles. (210-52 CEC)
22. AFCI receptacles required. (210-12B CEC)
23. Light and receptacle required in attic for HVAC. (210-63 &210-70A3 CEC)
24. IC ceiling cans rated (150 K.8 Energy)
25. Conduit and junction box for future solar. (Amend.)
26. Smoke detectors and carbon monoxide detectors.
27. Reserve space for future PV system in panel. (110.10 EB Energy)

INSULATION

Call for insulation inspection once the framing combo inspection has passed, but prior to covering. The approved plans must be on site along with the permit. Follow the plans or if there are changes submit revisions for approval prior to calling for the inspection.

1. Installed per plans and energy calculations.
2. Comply with requirements of Section 150 a-d of the California Energy Code.
3. Caulk all penetrations.

DRYWALL

Call for the drywall inspection once the framing inspection has passed, but prior to covering. The approved plans must be on site along with the permit. Follow the plans or if there are changes submit revisions for approval prior to calling for the inspection.

1. Drywall properly nailed or screwed. (Table R702.3.5 CRC)
2. Drywall at ceilings is 5/8" or ½" sag resistant ceiling board. (Table 702.3.5 CRC)
3. "Green board" at ceilings must have framing at 12" for ½" and 16" for 5/8". (702.3.8 CRC)
4. Drywall used at the exterior of buildings must be rated for that use. (GA 216)

LATH

1. Water resistive barrier of two independent layers of Grade D paper. (R703.6.3 CRC)
2. Expanded metal or woven wire lath properly applied. (R703.6.1 CRC)
3. 26 Ga. Weep screed placed 4" above earth and 2" min above paved area. (R703.2.1 CRC)

FINALS

Call for the final inspection when all work has been completed. Submit all final close out paperwork (VOC certification, Recycling certification, etc.) The approved plans must be on site along with the permit. Follow the plans or if there are changes submit revisions for approval prior to calling for the inspection.

BUILDING

1. Final Grade must slope from structure.
2. Egress windows 44" max from finish floor to clear opening.
3. Stairs final rise, headroom and rails.
4. Guard rails in place where elevation change exceeds 30"
5. Fall protection when required for upper story windows.
6. Check glazing for impact resistance.
7. Fire system bell activates when water is flowing.
8. Address numerals are in place. 4" minimum. (Municipal Code)

PLUMBING

1. Water heater properly installed and strapped. (507.2 CPC)
2. Vacuum breakers installed on hose bibs. (603.3 CPC)
3. Each fixture is trapped. (702.1 CPC)
4. Pressure relief at water heater. (504.6 CPC)

MECHANICAL

1. 30" clear space exists on service side of equipment. (304.1
2. Dryer vent complete including termination cap. (504.3 CMC)
3. Verify clearance distances for equipment and appliances.
4. Condensers must be placed on a concrete slab. (303.5 CMC)
5. Anti- tamper caps at HVAC refrigerant ports. (1106.14 CMC)

ELECTRICAL

1. All fixtures must be listed and suitable for location used. (410-6 & 410-10 CEC)
2. Conductive parts must be grounded. (410-40, 410-42 & 410-44 CEC)
3. Switched light at exterior entrance. (210-70a2 CEC)
4. Panels labeled and circuits identified (110-21 & 408-4 CEC)

5. All covers and plates installed. (404-9 CEC)
6. Exterior receptacles must have covers. (406-8B CEC)

SWIMMING POOLS

The approved plans must be on site along with the permit. Follow the plans or if there are changes submit revisions for approval prior to calling for the inspection. Steel bonding and Underground inspections may be performed as a single Combo inspection.

1. **Steel Bonding and Setbacks**. Verify that all pool steel is bonded and provide verification of set-backs requirements to edge of pool.
2. **Underground Piping**. Verify water distribution, drainage, gas and electrical conduits
3. **Equipotential Bonding.** Verify ground conductor connects all steel to all pool equipment.
4. **Encapulation.** Lighting nitch, barriers, alarms.
5. **Final.** Verify completeness of pool. Check for pool cover.

MASONRY WALL

The approved plans must be on site along with the permit. Follow the plans or if there are changes submit revisions for approval prior to calling for the inspection.

1. **Footing Inspection**. Verify location of wall. Verify size and depth of footing and verify size and placement of rebar.
2. **Grout Inspection**. Verify placement of rebar in masonry cells.
3. **Final**. When all work is completed.

SHADE STRUCTURES

The approved plans must be on site along with the permit. Follow the plans or if there are changes submit revisions for approval prior to calling for the inspection.

1. **Footing Inspection**. Verify location, size and depth of footings and verify size and placement of rebar.
2. **Final Inspection**. Verify framing, attachments and connections.