

Footings and Setbacks

General Information

- Approved Plans on site & Permit posted in visible location from street
- All work matches approved plans
- Special inspection report on site (when required)

Setbacks

- Pad certification on site (new construction and detached buildings)
- Location of structure must match approved plans
- Check front, back and side setbacks
- Verify property lines

Footing Inspection

- Location matches approved plans
- Clean of trash and other debris
- Depth and width are correct per approved plans
- Rebar size, clearance, and spacing match approved plans
- UFER ground is installed
- Anchor bolts and hold-downs are installed per approved foundation plan
- All plumbing pipes passing through are sleeved properly

Slab Inspection

- Vapor barrier installed and all penetration sealed
- Rebar installed per plan and proper clearance from earth
- Epoxy report for dowels on site when required for footings to existing slab

Combo Inspection (Roughs)

General Information

- Approved plans must be on site
- Structure must be weather tight
- Must have rough sprinkler signed off by Fire Department

Framing

- Check for fire blocking and draft stopping
- Anchor bolts are installed per plan and within 12" of all plate breaks
- Check all hold down bolts to ensure they are tight
- Check framing plan to ensure correct size and location of all beams and correct hardware is used
- Check that all top plate penetrations are sealed
- Check all bearing and non-bearing framing to ensure they are notched or core drilled per code
- Check all top plate splices are at a minimum of 24"
- Check for rat packing for all voids in sill plate

Plumbing

- The plumbing system must be filled with water and a 10' head
- The plumbing system is installed per plan
- Water hammer arrestors installed on all appliances with quick closing valves
- All hot water lines are insulated up to 2"
- Ensure that no more than 3 water closets are installed on a 3" line

Electrical

- Electrical panels must have a clear working space of 30" x 36" in front

- All water and gas must be bonded
- Grounding electrode must be installed and visible during inspection
- Wiring for smoke detectors in all sleeping rooms and any hall leading to them and a minimum of 3' away from any supply register
- Wiring for a carbon monoxide detector in immediate vicinity of the sleeping rooms
- Check for proper distancing of all receptacles
- All feeders must be of correct sizing

Mechanical

- All supply cans must be installed and supported on at least 2 opposite sides
- All exhaust fans must be installed and vented to proper locations
- Attic access for units must be 22" x 30" at finish
- A service receptacle must be within 25' of all units
- All ducting must be installed
- All linesets installed if using split systems

Building Final

General

- Must have Planning, Engineering, and Fire final signed off
- Residence must be move in ready with no furniture or obstacles in the way
- Address installed and on a contrasting color
- Check for landings outside each door and slider

Electrical

- Electrical panel must be labeled with a sharpie (no adhesive labels) and legible
- The 30" x 36" clearance is maintained in front of service panel
- All 15/20 amp breakers are AFCI protected (excluding bathrooms, kitchen, and garage)
- Kitchen, bathrooms, and garage are GFCI protected
- Vacancy sensors and humidistats in all bathrooms
- All outdoor receptacles must be stamped with a WR (watertight) and enclosed in a bubble cover

Mechanical

- Condensers must be anchored to a 3" pad and have tamper resistant caps on suction and liquid ports
- All gas furnaces must have sediment traps installed
- All gas furnaces must have proper combustion air
- Disconnects for condensers and roof top units must be a watertight enclosure
- Condensate lines must be trapped and vented
- Secondary condensates must terminate at a conspicuous location
- Units in a condo or commercial setting must be labeled for the correct space

- A completed HERS report must be provided

Plumbing

- Sediment trap installed on gas water heater
- Earthquake straps installed on upper and lower third of water heater
- Air gap installed for dishwasher
- All hose bibs have anti-siphon devices installed
- Any ABS/PVC exposed to sunlight must be painted
- The pressure regulator installed
- Both water lines from water heater insulated
- All cleanouts for sinks are accessible
- Water closets are caulked