



Planning & Building Agency
Building Safety Division
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WHEN TO CALL FOR INSPECTION

Construction or work for which a permit is granted is subject to inspection(s) by the building official and such construction shall remain accessible and exposed for inspection purposes until approved. It is the responsibility of the holder of the building permit or their duly authorized agent to notify the building official when work is ready for inspection. It is also the responsibility of the permit holder to provide access to and means for inspections of such work that are required by the Code.

Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the building official.

The building official, upon notification, will make the requested inspections and will either indicate the portion of the construction that is satisfactory as completed or notify the permit holder or their agent which components of the work/construction which fails to comply with the Code. Any portion that does not comply must be corrected and such portion shall not be covered or concealed until authorized by the building official.

The City stamped approved plans and other approved forms and documentation, reports, notices, correction notices, permit and inspection job card shall be made available during each inspection. As necessary, the contractor/owner-builder/or other authorized representative must be available for walking with the building official during inspection, and for coordinating all sub-contractors duties relevant to inspection requests and correction items noted by the inspector.

The following sequence provides a **general guideline** for clarification of when to call for inspections. Other inspections, special inspections in accordance with the California Building Code Section 1704 and additional partial inspections may be required to ascertain compliance with the provisions of the Code and other laws that are enforced by the department of building safety.

Deviation from this sequence may be granted by the building official if sufficient reasons or conditions are cited and code compliance can be met without adverse effects.

Deviations from this sequence without approval by the building official may result in the delay of the project, and notices and orders to expose and correct work completed and covered without inspection.

1. **Foundation Inspection(s):**

- After excavations for footings are complete and all reinforcing steel is in place.
- For concrete foundations, any required forms shall be in place prior to inspection.
- Materials for the foundation shall be on the job, except where concrete is ready mixed in accordance with ASTM C94, the concrete need not be on the job.
- Rough underground drainage and waste plumbing shall be in place, including all required clean-outs.
- When combined with **Underground Plumbing Inspection**, plumbing trenches shall be excavated and prepped, and a water test provided (cap all ends and opening and provide a 1- foot head of water) for all drainage waste/vent pipe within the building footprint.
- Hold down anchors and all anchor bolts are required to be fixed in place prior to inspection approval. The main grounding electrode (Ufer) shall be installed.
- Engineering approval and deputy inspection reports shall be provided as required.

2. **Concrete Slab or Under-Floor Inspection:**

- After in-slab under-floor reinforcing is complete and all required vapor barriers, slab reinforcement, and sand bedding are installed as per plans.

- All under-slab and under floor piping and other ancillary equipment items shall be in place and protected from potential damage or contact with the concrete. Screen board or string lines shall be furnished by the contractor or owner to facilitate inspection of the slab thickness.
 - The raised foundation floor framing inspection shall be made after all girders, floor joists, and sub-framing are in place; under floor insulation has been installed, and prior to floor sheathing materials being installed.
3. **Lowest Floor Elevation:**
- In flood hazard areas, upon placement of the lowest floor, including the basement, and prior to further vertical construction, the elevation certification required by the California Building Code Section 1612.5 shall be submitted to the building official.
4. **Roof Sheathing:**
- After all roof sheathing (roof diaphragm) is in place and nailed as per the approved plans, but before any roofing materials are applied or loaded on the roof (The contractor is responsible for providing an approved ladder for safe roof access).
 - The approved truss calculations must be on the job for inspection when trusses are installed.
5. **Floor Sheathing:**
- For multi-story structures shall be inspected after floor sheathing (floor diaphragm) is in place and nailed as per the approved plans, but before any plating or other materials are applied.
 - A **Post-and-Beam Inspection** may also be required prior to placement of Floor Sheathing for verifications of strapping, nails and any other load/shear transfer elements.
 - Engineering approval and deputy inspection reports shall be provided as required.
6. **Exterior Shear Inspection:**
- After all shear paneling (or braced wall paneling; wall diaphragm) has been installed on exterior walls, including any required shear transfer elements (plate nailing/bolting/strapping and other related hardware), and prior to being covered by exterior vapor barrier or finish material.
 - All electrical, plumbing and mechanical located in an exterior wall must be installed prior to shear inspection.
 - Engineering approval and deputy inspection reports shall be provided as required.
7. **Frame Inspection:**
- After the roof has been waterproofed and loaded with roofing materials, all framing, fire blocking and bracing are in place, all rough plumbing, mechanical and electrical components are complete, and then structure is wrapped to be weatherproofed.
 - The plumbing waste/vent system shall be under water test (capped off and filled with water through the roof).
 - The water supply shall be under test at working pressure.
 - The exterior metal lath shall be completed installed and fastened.
 - Lath nailing/fastening shall be inspected as a separate inspection. This is also called a Combination Inspection or MEPs Inspection.
 - Engineering approval and deputy inspection reports shall be provided as required.
8. **Insulation and Energy Efficiency Inspection:**
- After all required building insulation, any required plumbing piping insulation, all required HVAC duct insulation, window frames for windows, sealing and caulking for areas of air infiltration has been installed.
 - Windows shall display the National Fenestration Rating Council (NFRC) rating labels for verification. Radiant barrier shall be verified as required.
 - Under-floor insulation inspection for raised-floor framed structures shall be made prior to installation of floor sheathing (see Under-Floor Inspection).

9. **Interior/Exterior Lath and Gypsum Board Inspections:**

- After all gypsum board (or interior lath as necessary) and all attachments (corner bead/pieces) are fastened in place as per the approved plans.
- Shall be approved before plaster is applied and before the gypsum board joints and fasteners are taped and finished.
- Exterior lath inspection shall be made after all exterior lath is attached, including flashings and all penetrations, holes, tears etc. are sealed to provide a water-resistive barrier.

10. **Fire and Smoke-Resistance Penetrations:**

- Protection of joints and penetrations in fire resistance-rated assemblies, smoke barriers and smoke partitions shall not be concealed from view until inspected and approved.

11. **Stucco Scratch-Coat Inspection:**

- After stucco scratch coat (first or base coat) is applied and allowed to set a minimum of 48 hours (except under other Code approved exceptions).
- Metal lath must be substantially covered with plaster. Plaster must have a scratched texture and be substantially hard.
- Scratch-coat must be inspected and approved before subsequent coats are applied.

12. **Stucco Brown-Coat Inspection:**

13. **Building Sewer/Water Service Inspection:**

- After trenches are dug and prepped, piping is in place, and the appropriate tests are applied. This inspection must be done before any piping is covered or trenches are back-filled.

14. **Gas Line Air Test Inspection:**

- After gypsum board is installed, exterior plaster and/or exterior siding is in place, and interior cabinets are installed.
- This test required the entire gas piping system to be capped off (no fixtures or appliances attached thereto) and the appropriate tests are applied to the system by the piping installer.

15. **Final Inspection:**

- After all work required by the building permit is completed. This shall include proper lot drainage verification, addressing/signage posted, all plumbing fixtures connected and operable, all electrical fixtures and devices installed and electrically connected, and mechanical equipment installed and connected.
- The structure must be clean from debris and other store materials.
- Hearth extensions for fireplaces and other required thermal mass areas must be installed as per approved plans (other floor coverings may be optional).
- Wall finished must be completed per approved plans.
- All required documents including insulation certificates, energy efficiency installation and testing forms and documentation, final special inspection reports etc. must be available to the building official prior to Final Inspection.

Please note additional requirements for utility releases, final inspection and Certificate of Occupancy may apply, depending on the type and complexity of the project, including final clearances from all applicable City departments or agencies including Planning, Public Works, Fire, Water Utilities, and Parks and Recreations Departments.

Thank you for your cooperation.