

REQUIRED INSPECTIONS FOR CONSTRUCTION OF A SINGLE RESIDENCE

CONGRATULATIONS

You have obtained the necessary approvals to receive a building permit for your residence. Construction may now begin! Periodic inspections are required to ensure the work complies with the approved plans and applicable codes. The following information is provided to assist you through the inspection process. If you need any clarification or assistance with the inspection process, please call us at (408) 299-5700.

APPLICABLE CONSTRUCTION CODES

Your plans were reviewed for conformance with the provisions of the latest adopted edition of the Uniform Building, Mechanical, and Plumbing Codes, National Electric Code, State Building code and other County ordinances. All construction shall comply with the approved plans and applicable construction codes.

GENERAL REQUIREMENTS

Building permit, approved plans and reports and all correction lists are required to be available on-site for review. Inspections will not be made without them. Any revision to plans shall be submitted and approved by the County before the work is started.

Call 299-3161 to schedule an inspection. Inspections requested prior to 3:00 pm will generally be made on the next working day. The following information is needed to schedule an inspection: building permit number; the street number; type of inspection requested and the phone number during the date of the inspection.

Every permit expires if work is not started or does not have a signed inspection within 180 days of permit issuance, or 180 days of the last signed inspection. Cancellation of the permit is automatic after 6 months with no approved inspection. If a written request is received prior to the expiration date, the Building Official may extend the permit for one 6 month period.

A re-inspection fee of \$42.00 will be charged for the third inspection of the same work.

ALL INSPECTION REQUESTS SHALL GROUP TOGETHER IN THE FOLLOWING ORDER

I. Foundation Inspection

1. Post house address so that it is visible from street.
2. Property lines shall be clearly marked and property corners exposed/surveyed so that required setbacks can be verified.

3. Forms, steel reinforcing, gravel/sand base and membranes shall be in place for a concrete foundation according to the approved plans. All foundation bolts and inserts shall be set in forms. (Note: Any underslab services shall be inspected before covering.)
4. A grounding electrode device (e.g. Ufer ground) is required to be in place.
5. An engineer designed foundation system and other required special inspection or testing items will require special inspection by the design engineer or a special inspector from a recognized testing laboratory, who shall forward an inspection report to the County. A copy of the report shall also be attached to the on-site building permit. Inspection must also be made by a County inspector.

Do not pour concrete until the inspection card is signed by the County inspector.

II. Underfloor/Rough Plumbing Inspection

1. All underfloor building service equipment, floor framing, conduit, piping accessories and other ancillary equipment items shall be in place.
2. Provide tests for drain and vent systems, water and sewer lines. Strap drains and water pipe properly. Install plumbing cleanouts.
3. Provide the required underfloor access openings(s) and access to drain cleanouts.
4. Complete all underfloor duct work (insulated).

II.a. Underfloor Insulation Inspection

1. Underfloor insulation must be installed if it is needed. (This inspection may be included in Item II above for projects less than 500 square feet if insulation is on site and ready for installation.)

III. Exterior Nailing Inspection

1. Roof sheathing inspection is made after all roof framing and sheathing have been installed and prior to putting on any roofing material.
2. Complete nailing of exterior Braced Wall Panels and Shear Walls as required by the plans.

IV. Framing, Rough Electric/Plumbing/Mechanical Inspection

1. Complete electrical systems including all smoke detectors and electrical boxes and panels should be in place and supported. Splices and all wiring in boxes shall be complete including continuous equipment grounding system.
2. Complete plumbing systems including vents and shower pans pressurized and ready for inspection.
3. Complete mechanical systems including flues, combustion air openings and working clearance requirements.
4. Complete framing (roof, wall floor, stair) to include nailing, installation of required hold down devices, connection between roof (of floor) and walls and between walls and foundations, install all windows, wood siding, flashing, cement plaster lath, exterior doors and chimneys.

V. Insulation and Miscellaneous Inspections

1. Complete wall and ceiling insulation.
2. Complete fireplace and manufactured fireplaces and chimneys according to manufacture's installation guidelines.
3. Complete all showers and tubs and have ready for testing.
4. Water service and sewer lateral hookup (this can be done at any scheduled inspection).

VI. Drywall , Lath and Interior Inspections

1. Drywall nailing is inspected before taping.
2. Tile lath, exterior lath/stucco wire is inspected after lath, backing, and weep screed are in place. Two layers of grade D paper required for exterior lath applied over wood base sheathing.

VII. Final Inspection

1. Clearance required by other County land use departments must be completed (see the center portion or the back of your inspection card.)
2. Mechanical, plumbing and electrical work is inspected. All fixtures and appliances must be in place and operable. Post Title 24 form 6R (installation certificate) and insulation certificates.
3. Rough grading must be completed.

The above list is for general guidelines only. There may be exceptions. Please discuss with your Field Inspector.

If the building is completed and ready for occupancy, the building permit inspection record with the final signature thereon serves as the official Certificate of Occupancy.