Inspections required by this jurisdiction, if applicable to the issued permit, are as indicated on pages 2, 3, and 4.

The inspections are grouped as to the sequence of required inspections i.e., underground rough and final. The inspections are to be conducted before work is covered. The inspector is responsible for recording the inspection and ensuring the final activity (5100) indicates in ascending order, by date, that all inspections were conducted.

The inspection record located on the job site will reflect the same inspections and dates as the final activity record. This record is not the official record but is reflective of attention to detail of the inspector and contains useful information for the contractor/ owner.

For additional information, please contact:

Steve Stingl, Sr. Building Inspector – (619)691-5272, Extension 3081
Shawn Ahlin, Sr. Building Inspector – (619)691-5272, Extension 3615
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R-3 OCCUPANCY INSPECTION CHECKLIST
This is not a complete listing of code requirements

**Underground Plumbing**
1. Correct pipe sizing and proper grade (1/4" for < 4" pipe, 1/8" for > 4" pipe)
2. Building drain laid on firm bed throughout its entire length
3. Cleanouts where required
4. Backflow prevention where required
5. Ten foot head of water for 15 min.
6. Water service piping installed
7. Building sewer hooked up to sewer lateral after drain test
8. Property line cleanout required

**Foundation**
1. Soils report
2. Inspection report of post tension cables prior to concrete pour
3. Correct footing depth
4. Proper size and number of reinforcing bars in top and bottom of footing
5. Check for pier footings and mats
6. Reinforcing bars to have 3" clearance where permanently exposed to earth
7. Check for Hold Downs, Post Anchors and Column Bases
8. Ufer ground rod located (20ft in length located 2" from bottom of footing)
9. Visqueen and sand bed for slab
10. Proper reinforcement for slab
11. Plumbing pipes wrapped
12. Electric and telephone sweeps installed

**Exterior Wall Construction**
1. Exterior to be cleaned of all debris
2. Windows set
3. Check for shear walls and shear wall schedule (HD’s, PA’s, AB’s, A-35’s, straps and nailing)
4. Check for all hardware (post bases, post caps, straps, joist hangers, A-35’s etc.)
5. Structural straps where plumbing or B-vents cut through the top plates
6. Electrical service panel to be installed
7. Electrical wiring to be complete at exterior of building
8. DWV test
9. Nail plates for plumbing and electrical

**Framing all Trades**
1. House clean of all debris
2. Title 24 requirements are met including foam for all windows and foam for all penetrations
3. Roof dry-in and tile is loaded
4. Verify correct size and spacing of all anchor bolts
5. Check for shear walls and shear wall schedule (HD’s, PA’s, AB’s, A-35’s, straps and nailing)
6. Check for all hardware (post bases, post caps, straps, joist hangers, A-35’s etc.)
7. Check all framing details and verify roof framing with truss calc’s where needed
8. UBC (Fire blocking, firewalls, egress, smoke detectors, attic crawl space etc.)
9. NEC (Ufer, cold water bond, GFCI, receptacle locations, support, protection, attic light and switch)
10. UPC (Gas test, DWV test, supply under pressure, pipe size, support, protection, grade etc.)
11. UMC (Vents blocked, ducts supported, B vent clearance, AC condensate, etc.)
12. Rat packing
Final Inspection

1. Address visible from street
2. Title 24 requirements including hard surface flooring and roller shades
3. Exterior and interior wall covering complete
4. Roof covering complete
5. Egress met (stoops at all doors, stairs per UBC requirements, egress windows)
6. Penetrations at firewalls sealed
7. Self-closing fire doors
8. Tempered glass installed where required
9. Service panel circuit breakers installed and circuits wired correctly
10. Service panel labeled with non-fading ink (cpvc sticker if required)
11. Ufer ground and cold water bond secured and are accessible
12. All electrical fixtures installed (switches, receptacles, lights or blank covers)
13. GFCI's installed in all bathrooms, kitchen and at exterior locations
14. Smoke detectors
15. All plumbing fixtures installed and caulked
16. Water heater installed per UPC
17. Anti siphon devices installed on hose bibs
18. Gas appliances hooked up
19. B vent caps installed and roof jacks painted
20. Fire rated cleanout caps required for cleanouts in the garage
21. All cleanouts accessible (12" for cleanout < 2" and 18" for cleanout > 2")
22. Property line cleanout accessible with a yard box
23. Fireplace hearth installed and glass doors installed
24. Damper clamp for fireplace flue
25. Hood vent installed
26. Window hack outs replaced
27. ARC Fault Breakers for Bedrooms

Required Documents for Final Inspection

1. Copy of inspection card
2. Circuit card
3. Insulation certification
4. Roof covering certification
5. Soils report
6. Inspection of post tension cables prior to pour
7. Inspection of foundation during pour
8. Post tension cable stress report
9. Post tension cable tendon gage results
10. Concrete psi breakage reports thru 28 days
ELECTRICAL AND GAS RELEASES

The general policy of this jurisdiction is to release meters upon final completion of the project and the permit is finaled. The inspector is then to release the meters to SDG&E and record the release on the meter release form located in the Building Inspection Division office.

Exceptions:

1. Electrical is on a separate permit and is located on a permanent base, to be utilized for construction.

2. Electrical is on a separate permit located on a temporary pole (Temp-Power) for construction. Address will always be a half number, i.e. 123 ½.

3. Electrical meter is for landscape or security on inventory houses.

4. Other exceptions may occur and will be approved on a case-by-case basis by the senior inspector.