



BUILDING AND SAFETY DEPARTMENT

WHEN TO CALL FOR INSPECTIONS

Inspection requests may be made by calling (951) 461-6050, by faxing a request on our Fax Request Form to (951) 461-6097, or by e-mailing the request through the "Inspection Request" link at <http://www.murrieta.org/dev/building/insreq.asp>. Inspectors may generally be reached in the office between 7:30 - 8:00 a.m. and 3:30 - 4:00 p.m. to discuss any issues or to arrange special inspection times.

The general contractor or owner/builder or their duly authorized representative is responsible for verifying that all work is complete prior to requesting an inspection. This authorized representative shall also be responsible for walking with the inspector on all inspections and for coordinating all sub-contractors duties relevant to correction items cited by the inspector. Re-inspections will be made as requested after all corrections have been made.

The following sequence of inspections is provided as a guideline to clarify when to call for inspections. Deviation from this sequence may be granted by the inspector, if sufficient reasons or conditions are cited and code compliance can be met without adverse effects.

1. Foundation Inspection: Shall be made after excavations for footings are complete and all forms and required reinforcing steel is in place. Rough underground drainage and waste plumbing shall be in place, including all required clean-outs. Provide a water test (cap all ends and openings and provide a 10 foot head of water) for all drain-waste-vent pipe within the building footprint. Hold down anchors are required to be fixed in place prior to inspection approval. The main grounding electrode (ufer) shall be installed.

2. Concrete Slab or Under-Floor Inspection: Shall be made after slab grading is complete and all required vapor barriers, slab reinforcement, and sand bedding are installed as per plans. All under-slab or under-floor piping and other ancillary equipment items shall be in place and protected from potential damage or contact with the concrete. Screed boards 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 all sub-framing is in place, and under-floor insulation has been installed, and prior to floor sheathing materials being installed.

3. Roof Sheathing: Shall be made after all roof sheathing 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.

4. Shear Inspection: Shall be made after all shear paneling has been installed, including any required shear transfer elements (plate nailing/bolting, strapping, and other related hardware), and prior to being covered by exterior vapor/moisture barrier or finish material.

5. Masonry Fireplace Inspection: The following inspections must be called for during the construction of masonry fireplaces:

- A. Footing (may be done during foundation inspection)
- B. Throat (before chimney construction, after fire box construction)
- C. Anchor Straps (at each plate line)
- D. Bond Beam (before each grout lift)

6. Framing Inspection: Shall be made after the roof covering material has been loaded, all framing including fire blocking and bracing are in place; all rough plumbing, mechanical and electrical components are complete; and the structure has been weather protected. The exterior and interior lathing materials and any exterior siding shall be substantially fastened at this time.

THIS IS A COMBINATION INSPECTION!

7. Insulation Inspection: Shall be made after all required building shell insulation, any required plumbing piping insulation, all required HVAC duct insulation, and window frames for windows, properly labeled and meeting the minimum insulating requirements, have been installed, and all openings caulked and required sealing complete. Under floor insulation inspection will be made prior to installation of the floor sheeting (See Under-Floor Inspection).

8. Drywall Inspection: Shall be made after all gypsum board (and/or interior lath) and all attachments (corner bead) are fastened in place as per the approved plans. Shall be approved before plaster is applied and before gypsum board joints and fasteners are taped and finished.

9. Building Sewer/Water Service (from Meter or Street to House) Inspection: Shall be made after trenches are dug, piping is in place, and the appropriate tests are applied. The general contractor is responsible for supplying the inspector with an accurate as-built drawing showing the locations of these lines. This inspection must be done before any piping is covered or trenches back filled.

10. Gas Line Air Test Inspection: Shall be done after gypsum board is in place and exterior plaster and/or exterior siding is in place. This test requires the entire gas piping system to be capped-off (no fixtures or appliances attached thereto) and an air pressure of 10 psi. applied to the piping system by the contractor. This pressure must hold for a minimum of 15 minutes. The contractor is responsible for providing an air test gauge with 1/10 pound incriminations or less, and a maximum pressure range not greater than twice the test pressure applied.

11. Final Inspection: Shall be made when structure is ready for occupancy. This shall include proper lot drainage, address posted, all plumbing fixtures connected and operable, all electrical fixtures and devices in place and electrically connected, and the insulation certificate posted. The structure must be clean of debris or stored materials, hearth extensions installed as per approved plans (floor coverings are optional), and wall finishes must be complete as per approved plans.

Please be advised that all Certificate of Occupancy inspections must be approved (in writing) before utilities are released and Certificate of Occupancy issued. This includes final clearances from not only the Building and Safety Department, but also Planning, Public Works, Fire and Landscaping.

Thank you for your cooperation.