



CITY OF NEWPORT BEACH

BUILDING DEPARTMENT

3300 NEWPORT BLVD.
P.O. BOX 1768, NEWPORT BEACH, CA
(949) 644-3275

INSPECTION CHECKLIST

This list has been created as a guide only; each inspection will include but not be limited to the following:

Footings:

- Determine that permanent survey monuments are in place
- Proper set backs are per plan and line and grade certification is provided
- Soils report and/or compaction test results
- Size, width and depth
- Footings are clean and free of loose material
- Reinforcing steel has clearance to soil

Foundation:

- Proper steel placement, horizontal and vertical
- Ufer ground
- Grade beams and erection pads in place
- 90% compaction of back fill
- Bolts, hold downs, and foundation hardware are in place
- Slab reinforcement, thickness, vapor barrier, and clearances

Temporary Power:

- Ground rod in place and proper length
- GFCI protection

Underground Plumbing:

- Check for proper use of waste and drain fittings
- Check for water test of soil pipe
- Proper size of drains and vents
- Insure proper bedding material
- Proper size, and sleeving of copper loop water system
- Proper separation between plumbing and concrete with sleeves or foam wrap
- Cleanouts installed where required on waste and drain system

Sheer Walls:

- Check for proper nailing (fasteners not over driven)
- Check that foundation bolts and hold downs are per approved plan
- All windows and doors are installed properly, flashed with caulk and 9" flashing, and match size and location on approved plan
- All studs are proper thickness for nailing schedule
- Nailing is per approval plan
- Floor to floor connection are per approved plan

Rough Plumbing:

- Gas system is sized, strapped, and air tested
- Check for proper size of drains and vents
- Nail plates must be in place
- When walls are over bored at the top plates, both top plates must be strapped
- Shower pan must be blocked and must be installed and tested
- PEX water lines must be secured at a minimum of 32" o.c. and must be secured within 8" of the manifold if used
- Water test the waste and drain system
- Check floor joist to insure that the drains and vents haven't cut into the flange if "I-Joists" are used or for improper notching of conventional joist
- Insulation of any pipe outside of conditioned space
- Required cleanouts are in place
- Copper water system is sized, strapped, and tested

Rough Mechanical:

- Proper clearance for the B-vent and the vent connectors from combustibles
- Proper slope and rise on the vents
- Type B gas vents through attic spaces
- Fasteners and seal at joints in ducts
- No NM cable passing through ducts
- No wall cavities used for ducts or return air
- Access to mechanical equipment is sized properly
- Proper working clearance at the front of the furnace and on all sides
- Proper vent terminations for furnace and fireplace vents
- Insulation of all ducts in the attic
- Check for proper combustion air
- HERS test report if required

Rough Electrical:

- Bonding to water and gas system and metal parts of the building
- Grounding system must be in place
- Service panel completed
- Rough make-up of breaker panel
- No damage to insulation of the feeders or NM cable
- Nail plates if closer the 1 1/4" for face of studs (inside or outside of wall)
- Proper smoke detector locations and wired so that they can be interlocked
- All bedroom circuits must be AFCI protected including smoke detector circuit
- Switched light in the mechanical area and convenience outlet
- Title 24 energy conservation measures are in place
- Proper size of the wire to the 20 amp. Circuits
- Minimum of two small appliance branch circuits
- Minimum of 6" of wire in the boxes with at least 1/4" of insulation extending into the box
- NM cable secured within 12" of the boxes and no less than 4'6" o.c.
- Exhaust fan where needed
- Proper whirlpool tub motor bonding and GFCI circuit
- No outlet boxes on both sides of rated wall in the same stud bay
- Proper wire fill in boxes

Framing:

- Check that layout, door and window sizes match approved plan
- Do shear inspection if not already completed
- Check for proper hold downs, anchors, straps and hangers
- Check all header sizes and verify full bearing
- Trusses are installed per shop drawings
- Check for compliance with all engineering details
- Check floor joist spans
- Attic access in proper locations
- Proper attic ventilation provided
- Proper head room at the stairs
- Check rise and run of stairs, and that any variation is per code
- Tempered window where required
- Fire blocking and draft stopping in place
- Proper separation of all chases
- Gap in roof sheathing per the manufacturer specs when using O.S.B.
- Received building height certification
- Insure that shear transfer carries through from foundation to roof diaphragm
- Review energy conservation features that are required

Insulation:

- Proper R-value from approved plan
- Insulation behind tubs/showers
- Foam all penetrations
- Insulate around windows and doors
- Proper vapor barrier installed
- Proper air flow provided between soffit and roof vents

Lath:

- Proper flashing/termination at all intersections
- 3 1/2" weep screed extending over foundations.
- Caulk penetrations
- Proper fastening of lath
- Minimum two layer of Kraft paper over shear panels
- Complete compliance with evaluation report
- Properly lap joints in Kraft paper and lath
- Proper type of lath and installation where horizontal installation is used

Drywall:

- Drywall screws/nailing are correct type and per schedule
- Type and thickness of drywall are per approved plan
- Lids and walls are lapped properly
- Party wall features are per approved plan

Electrical Final:

- Grounding system in place with proper bonding
- GCI protected outlets/breakers and AFCI breakers are installed where required
- Dead front on breaker panel with circuits identified
- Correct size breakers for each circuit installed
- All outlets pig-tailed and properly made up

Sewer Lateral:

- Proper bedding
- Proper slope
- 10 feet head of water for water test
- Approved material and use of fittings
- Proper amount and location of clean-outs
- Approval from Utilities Department for property line cleanout

Final Plumbing:

- Gas Test
- Approved shutoff valves at all outlets
- Approved gas connectors at all appliances
- Gas vents connected properly to all appliances
- All plumbing fittings installed and sealed properly with approved valves and connectors
- Specified water conservation fixtures used
- Seismic straps on water heater

Final Mechanical:

- All equipment installed and properly connected
- Verify mechanical equipment is what is specified on approved plan
- Verify AC sound calculation

Final:

- Have reviewed and approved final soils report, civil certification, and energy certification
- Proper house numbers on house
- Verify approval from other city departments that may have a hold
- Proper finish grade, proper slope away from the house, max. drainage doesn't cause damage to other lots, area drains per plan
- Check slope on the driveway. Is dry weather runoff device in place
- Check stairs for proper rise and run, they shall not have a slope of over 1/4" per foot
- Check outside GFCI outlets to insure that they are in proper working order and that they have the proper bubble type covers
- 20-minute rated door from house to the garage
- Garage outlets are GFCI protected
- Attic access in place
- Insulation in the attic and basement with the insulation certificate in place
- Check for tempered window in proper places
- Check all hand and guard rails
- If drier is in closet it must have proper make-up air
- Weather stripping on exterior doors
- HERS testing certificate if required
- Title 24 CF6R form
- Approved door locks in place
- All exterior wood is painted
- FEMA flood plain certification where required
- Spark arrester on fireplace chimney
- Glass doors on fireplace
- Check threshold clearance to landing