

**CONSTRUCTION WITHOUT PERMITS
INSPECTION PROGRAM FOR UN-PERMITTED OR UN-INSPECTED CONSTRUCTION
INSPECTION PROCEDURE AND SCHEDULE**

1. 2016 CBC Sections 110.1 and 110.6 and 2016 CRC Sections R109.1 and R109.4 – Construction, installation, or other work for which permits are required shall be subject to inspection by the Building Official and such construction, installation, or other work shall remain accessible and exposed for inspection purposes until approved. Construction or work shall not be completed beyond the point indicated in each successive inspection without advance authorization of the Building Official. Any portion of construction or work that fails to comply with applicable code requirements shall be corrected and such portion shall not be concealed or covered until authorized by the Building Official.
2. 2016 CBC Sections 110.1 and 110.5 and 2016 CRC Sections R109.1 and R109.3 – It shall be the duty of the Owner or duly Authorized Agent to cause such construction, installation, or work to remain exposed and accessible for inspection purposes. It shall be the duty of the Permit Holder or duly Authorized Agent to notify the Building Official when construction, installation, or work is ready and available for inspection. It shall be the duty of Permit Holder to provide access to and means for required inspection of such construction or work. Neither the Building Official nor the local jurisdiction shall be liable for expenses entailed in removal or replacement of any material required to allow inspection.
3. The schedule of inspections for construction, installation, or work commenced or completed prior to obtainment of required permits shall be as stated below:
 - a. Provide geotechnical report by licensed engineer, including evidence of soil bores, tests, and evaluations.
 - b. Expose footing depth at two (2) minimum locations randomly selected by Building Inspector at each construction area.
 - c. Expose footing/foundation reinforcement steel at two (2) minimum locations randomly selected by Building Inspector at each construction area.
 - d. Expose slab reinforcement steel at two (2) minimum locations randomly selected by Building Inspector at each construction area
 - e. Expose slab thickness, sand thickness, slab insulation, and vapor barrier sufficient to view and verify two (2) minimum required reinforcement bars in each direction in one (1) minimum location randomly selected by Building Inspector at each construction area. Optionally, in un-inhabited residential garages as approved in

advance by the Building Official, conduct exploratory tests and evaluations utilizing special equipment to verify, locate, and indicate sufficient size, diameter, length, spacing, and cover of slab reinforcement.

- f. Expose base plates for two (2) minimum shearwalls in each direction randomly selected by Building Inspector at each construction area sufficient to view and verify required size and spacing of four (four) minimum shear fasteners.
- g. Expose top plates for two (2) minimum shearwalls in each direction randomly selected by Building Inspector at each construction area sufficient to view and verify required size and spacing of four (4) minimum shear fasteners.
- h. Expose shearwall nail pattern for two (2) minimum shearwalls in each direction randomly selected by Building Inspector at each construction area sufficient to view and verify required size and spacing of four (4) minimum consecutive fasteners on one (1) line of nails.
- i. Expose all hold-down devices for shearwalls to view and conduct pull tests on all hold-down anchor bolts, providing verification of sufficient capacity by Registered Design Professional/Engineer or special inspection reports on each installation at each construction area.
- j. Expose all structural components, including partition and non-shearwall wall studs, floor joists, ceiling joists, roof rafters and other structural members of columns, headers, lintels, girders, and beams in six (6) minimum locations randomly selected by Building Inspector at each construction area sufficient to view and verify required size and spacing of four (4) minimum structural members in each area.
- k. Expose all mechanical, plumbing, fuel gas, and electrical installations as necessary and directed by Building Inspector at each construction area sufficient to view and verify code compliance.
- l. Expose all other construction components and areas as necessary and directed by Building Inspector at each construction area sufficient to view and verify code compliance and approve inspection reports.

