



BUILDING DEPARTMENT

INSPECTION GUIDELINES

INTENT

The purpose of this information is to serve only as a guide for our customers on specific minimum Code requirements and not an abridged version of the Codes as adopted by the City of Gonzales, California. The items that are listed below are a few types of building inspections. This is not an all-inclusive list; each project is different thus, evaluated individually. The Building Inspector's responsibility is to ensure that each building constructed and completed complies with all applicable Codes.

Every time an inspection is scheduled, the Building Inspector checks for the basic requirements when he arrives at the job-site. The items on this list are fundamental requirements that if not met, could be a cause for rejection of this inspection. Once you have complied with the basics, other types of inspections may be required. Each inspection is arranged in particular sequence of importance for the purpose of applying a uniform and unbiased Code compliance for the protection of life, health, safety, property and welfare of the people of the City of Gonzales, California.

General Information

- Inspection request must be scheduled at least **twenty-four hours** in advance by calling, Tencia C. Vargas directly at (831)675-4208.
- Inspections are normally performed on Tuesdays or Thursdays between the hours of 8am to 10am and 3pm to 5pm.
- Building permit cards must be posted on job site.
- A job copy of plans, engineering and truss calculations must be on the job site at the time of inspection.

The Basics

- Approved plans are on the job site.
- Building permit card is properly posted.
- Job-copy of approved plans is on the job site.
- Sanitary facility is on the job site.
- Engineering documents and truss calculations are on the job site.
- Configuration of the building matches the plans.
- Verify proper setbacks from all property lines and/or from adjacent buildings.

- A. Below Grade Inspection:** (As noted above, for any project inspection, the following is not an all-inclusive list. The building inspector may require additional code-related items, as necessary.)

1. Plumbing (rough-ins):

- Verify for approved material used: type, size and fittings.
- Verify for minimum slope allowed, vents and clean-out locations.
- Verify the proper size of building drain sleeve through foundation or footings.
- Verify pressure test is done for water piping.
- Verify drain, waste & venting pipe at eight feet above grade water test is done.

2. Wall Footing/Stem Wall:

- Verify depth and width of footings. (Ditches must be square, clean, and dry.)
- Verify size and arrangement of steel reinforcement. Steel shall be free of foreign matter and securely tied. (Minimum 3" clearance between dirt & rebar.)
- Verify minimum 24" splice or lap for #4 rebar, or as engineered.
- Verify location of anchor bolts per approved plan and tied in place.

3. Monolithic Slab:

- Verify depth and width of footings. (Ditches must be square, clean, and dry.)
- Verify vapor barrier is in place and sealed properly.
- Verify form board size, bracing, alignment, and resting on stable or compacted soil to prevent undermining the placement of concrete during pouring.
- Verify minimum 3 1/2" slab thickness.
- Verify location of anchor bolts per approved plan and tied in place.
- Verify wire mesh placement and lapped properly.

- B. Above Ground Inspections:** (As noted above, for any project inspection, the following is not an all-inclusive list. The building inspector may require additional code-related items, as necessary.)

4. Lintel Inspection:

- Verify location of horizontal and vertical steel being tied in place.
- Verify minimum clearance for concrete cover to steel reinforcement.
- Verify masonry block clean-outs are free from foreign matter or debris.

5. Sheathing/Tie Down Inspection:

- Verify signed and sealed truss plans are on the job site and installed in accordance with engineering.
- Verify proper hold-downs, anchors and connectors are in place.
- Verify roof and exterior wall sheathing is nailed and installed in accordance with California Building Code.
- Verify gable end is braced properly.
- Verify truss bracing is in place per truss engineering design.

6. Framing Inspection:

- Verify plumbing, mechanical, gas, and electrical inspections are completed.
- Verify minimum emergency egress is in place (bedrooms).
- Verify glass in hazardous locations is correct.
- Verify fire-blocking and draft-stopping is in place.
- Verify top plate penetrations are properly sealed with an approved material (fire caulk).
- Verify garage door header is properly designed and installed per approved plan.

7. Pre-power Inspection:

- Building must be ready to accept permanent meter.
- Verify service disconnect ampacity and size of conductors as well as grounding electrode.
- Verify wire and cable terminals for tightness.
- Verify that all devices are properly installed and secured.

8. Final Inspection:

- Verify all exterior doors are approved for exterior installation.
- Verify all exterior penetrations are sealed properly around entire structure envelope.
- Verify house number is installed and visible from the street.
- Verify trash and debris are hauled and disposed properly and copies of all disposal receipts are provided to the Building Department.
- Verify smoke detectors are interconnected and properly working.
- Verify all circuits in the electrical panel are properly labeled.
- Verify all required electrical GFCI/AFCI outlets are installed properly.
- Verify all protection of appliances located in the garage.
- Verify operation of plumbing fixtures and potable water.
- Verify exterior backflow preventers are installed on hose bibbs.
- Verify sewer relief valve is installed and working properly.

If any additional information is needed, please contact the City of Gonzales Building Department at (831)675-5000.