



# BUILDING INSPECTION CHECKLIST B-48

Development Services

**Building Division**  
1635 Faraday Avenue  
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The following checklist is intended to assist contractors and owner-builders in the inspection process. The checklist is provided to make the inspection process more efficient for the contractor and the inspector. It has the basic inspection conditions required and some of the most common corrections inspectors find at many required inspections. The checklist does not contain all possible corrections, but the most common ones noted at each stage of construction.

The building inspectors endeavor to add value, ensure code compliance and assure that all projects are built in accordance with the approved plans.

**Call (760) 602-2725 before 3:30 p.m. to schedule an inspection for the next work day.**

## **1. Changes to the Approved Plans**

- a) Field inspectors, as a general rule, are not authorized to inspect projects for which changes to the approved plans have not been processed and approved. The Inspector may accept and an addendum or clarification for a particular aspect of construction. However, all changes to the approved plans generally should be processed as a Plan Check Revision at the Building Division prior to requesting an inspection.

## **2. Underground Plumbing Inspection (Inspection Request Code 21)**

- a) Please do not wrap drainage piping prior to inspection.
- b) Verification of the backwater valve on waste system may be required.
- c) Install all required cleanouts.
- d) Verification of all vent and drainage stacks that will be allowed in shear walls.
- e) Shade piping in firm granular material for support.
- f) Please do not cover joints in piping when shading.
- g) Ensure piping is holding a water or air test prior to requesting an underground waste inspection.

## **3. Foundation Inspection (Inspection Request Code 11)**

- a) Certification of or demonstration of setback compliance with survey pins.
- b) Provide the letter from the soils engineer that the foundation excavation, re-compaction and reinforcement are installed per the soils engineer's recommendations.
- c) Please provide any Special Inspection report as may be required – Note: Special Inspectors must check in with the Building Division prior to performing the inspection.
- d) Correct hold down anchors or embedments must be installed in-place.

- e) All reinforcement steel must be installed and adequately supported in-place.
- f) Ufer ground must be installed.
- g) Electric service conduit and any other under slab conduit installed.
- h) Cooktop gas piping and sleeve/vent install per City handout.
- i) Plumbing wrapped through concrete areas.
- j) Footings cleaned of loose debris.

#### **4. Temporary Electric on the Permanent Base (Inspection Request Code 32)**

- a) Permanent meter main installed in permanent location.
- b) IUfer connected.
- c) GFCI protected, weather proof 20amp outlet provided.
- d) Panelboard deadfront in place at all times.

#### **5. Exterior Shear Wall Inspection (Inspection Code 13)**

- a) All applicable shear transfer hardware (straps, clips, etc.) install on exteriors.
- b) All trades roughed in on the interior of exterior walls.
- c) Correct grade plywood or OSB sheathing installed per approved plans.
- d) Prelim insulation installed (behind tub/shower combos, etc.).
- e) Plate cuts strapped or holes in shear walls addressed by engineer of record.
- f) Nail protection installed.
- g) Factory fireplace, flues and fire stopping installed.

#### **6. Roof Sheathing Inspection (Inspection Request Code 15)**

- a) Approved roof truss plans on site (when applicable).
- b) Trusses stamped to match approved truss calc's.
- c) Truss bracing and wall clips installed per truss installation and calc's.
- d) Trusses and girders (hip roof packages) installed plumb.
- e) Bottom chord of trusses clear from top plates and clipped or blocked as required.
- f) Roof sheathing installed per framing details.
- g) Roof diaphragm hardware and transfer nailing installed when applicable.
- h) All penetrations through roof.
- i) OSHA approved ladder available for roof sheathing inspection.
- j) Roof penetrations completed.

#### **7. Combination Framing Inspection (Inspection Request Code 84)**

- a) Building weather protected.
- b) Building wrapped, nailed or stapled on framing members, and caulked correctly.
- c) Windows installed and flashed.
- d) Electrical system roughed in and circuit card provided (SFR'S and room additions).
- e) Plumbing systems complete and under test. (note – gas test occurs at drywall inspection; gas piping sizing inspected at rough framing inspection).
- f) HVAC roughed in.
  - a. Please have an OSHA approved ladder available for attic FAU installations.

- g) Future solar piping installed when applicable (new residential units).
- h) Roof loaded.
- i) All fire stops and draft stops installed.
- j) Check seismic hardware and anchor bolts for wrench tight connection.
- k) Check for excess boring and notching by all trades.
- l) Complete stud straightening and straight-edging.
- m) Check nailing of the floor diaphragm and shear transfer, beam and joist hardware.
- n) Building scrapped out (including garage please) to provide a safe working environment.

#### **8. Combo Drywall, Exterior Lath, and Gas Test Inspection (Inspection Code 82)**

- a) Drywall completely installed.
  - i. Adequate support at all edges.
  - ii. All edges in moderate contact.
  - iii. Approved "Greenboard" edge treatment at cut edges completed.
- b) Exterior lathing completely installed.
- c) All holes in lathing caulked and flashed correctly.
- d) Window flashing installed correctly.
- e) Gas system under test w/guage.
- f) Building scrapped out (including garage) to provide a safe working environment.

#### **9. Final Electric (Inspection Code 39)**

- a) All electric completed.
- b) Light fixtures and permanent appliances in place or j-boxes made safe.
- c) Circuit breaker panels labeled and deadfront in place.

#### **10. Final Inspection (Inspection Code 89)**

- a) All fixtures, permanent appliances, and finishes in place.
- b) Fireplace hearth extension in place.
- c) Street address on building visible from the street.
- d) Final grading completed.
- e) Final Special Inspector report filed with City (when applicable).
- f) Temp power pole removed (when applicable).
- g) All other City departments approved for final prior to building inspector final.

Although the building inspectors can walk inspections without a superintendent or job foreman onsite, it is always advisable to walk the inspection with the building inspector. This improves the communication link and adds value to the time taken out of the schedule for required inspections. The building inspectors need the approved plans available for all inspections. Please keep those plans up-to-date and available along with the yellow job record card (sign-off card).

If you have any questions about this process or recommendations for improving this checklist, please call our office at (760) 602-2700.

## **Allowable Working Hours for Construction**

### **8.48.010 - Limitation of hours for construction**

The erection, demolition, alteration, or repair of any building or structure or the grading or excavation of land in such manner as to create disturbing, excessive or offensive noise during the following hours, except as hereinafter provided, is a violation of this code:

(1) After sunset on any day, and before seven a.m., Monday through Friday, and before eight a.m. on Saturday;

(2) All day on Sunday, New Year's Day, Memorial Day, Independence Day, Labor Day, Veterans Day, Thanksgiving Day and Christmas Day.  
(Ord. 3109 § 1 (part), 1978)

### **8.48.020 – Exceptions**

(1) An owner/occupant or resident/tenant of residential property may engage in a home improvement or home construction project involving the erection, demolition, alteration or repair of a building or structure or the grading or excavation of land on any weekday between the hours of seven a.m. and sunset and on weekends between the hours of eight a.m. and sunset, provided such project is for the benefit of said residential property and is personally carried out by said owner/occupant or resident/tenant.

(2) The city manager may grant exceptions to Section 8.48.010 by issuing a permit in the following circumstances:

(A) When emergency repairs are required to protect the health and safety of any member of the community;

(B) In nonresidential zones, provided there are no inhabited dwellings within one thousand feet of the building or structure being erected, demolished, altered or repaired or the exterior boundaries of the site being graded or excavated.

(Ord. 3109 § 1 (part), 1978)