

City of Rohnert Park Building Department Inspection Descriptions

200 SITE REVIEW: Prior to a permit being issued the Fire / Building Department is authorized to examine existing buildings, structures, and site for which an application has been filed.

201 PRECONSTRUCTION MEETING: At the start of a construction project the Building Department will meet with the owners, contractors, and design professionals to go over requirements of the inspection process.

202 PROGRESS INSPECTION: An inspection of a portion of work that is incomplete and may not fall under other required inspections. Progress inspections should also be schedule if there are any questions for the Building Department related to field construction.

203 DEMOLITION INTERIOR: An inspection of the structure after portions of the interior of the structure are removed. Including but not limited to the removal of wall coverings, framing, mechanical, electrical, or plumbing systems.

204 DEMOLITION OPEN EXCAVATION: An inspection of the excavation with all of the building or structure removed including foundations and utilities abandoned.

205 DEMOLITION FINAL GRADE: Once the open excavation (204) inspections have been approved, an inspection of the ground surface graded to match the existing contours of the surrounding land. Erosion control and best management practices (bmp's) form storm water management shall be installed.

206 UNDERGROUND MECHANICAL: An inspection of mechanical systems underground on the site more than three (3) feet outside the perimeter of building or structure. If the underground mechanical systems include fuel gas piping the 246 GAS TEST SITE shall be inspected concurrently.

207 UNDERGROUND ELECTRICAL: An inspection of electric systems underground on the site more than three (3) feet outside the perimeter of building or structure.

208 UNDERGROUND PLUMBING: An inspection of plumbing systems underground on the site more than three (3) feet outside the perimeter of building or structure. If the underground plumbing systems include water piping it shall be tested under operational pressure and sewer lines shall be tested under ten (10) feet of water head.

Foundation inspections 209-214 shall be request the day prior to the placement of concrete and all special inspections shall be completed.

209 PIERS: An inspection of the drilled excavations with all required reinforcing steel installed.

210 FOOTINGS: An inspection of the excavations for foundations with the reinforcing steel, concrete encased grounding system (UFER ground), and forms installed.

211 GRADE BEAMS: Once piers (209) inspections have been approved, an inspection of the reinforcing steel, concrete encased grounding system (UFER ground), holddown / anchor bolts, and forms.

Wall inspections 212-213 shall be made after to the installation of the 210 FOOTINGS or 210 GRADE BEAMS.

212 FOUNDATION WALLS: An inspection of the reinforcing steel, holddown / anchor bolts, conduits, pipe chases, ancillary items and forms.

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213 MASONRY WALLS: Masonry block walls require inspections at four (4) foot vertical intervals. Verification of the reinforcing steel, holddown / anchors, electrical conduits, pipe chases and ancillary items.

214 RETAINING WALLS: An inspection of the reinforcing steel and forms.

215 UFER GROUND: An inspection made concurrently with footing or grade beams (210 or 211) inspections. Verification of the grounding electrode system installed within the foundation.

Underslab inspections 216-218 shall be made prior to the installation of the post tension cables or slab reinforcing steel and shall all be conducted concurrently.

216 UNDERSLAB MECHANICAL: An inspection of mechanical systems underground beneath the building or structure within three (3) feet of outside the perimeter of the building or structure. If the underslab mechanical systems include fuel gas piping the 245 GAS TEST BUILDING shall be inspected concurrently.

217 UNDERSLAB ELECTRICAL: An inspection of electrical systems underground beneath the building or structure within three (3) feet of outside the perimeter of the building or structure.

218 UNDERSLAB PLUMBING: An inspection of plumbing systems underground beneath the building or structure within three (3) feet of outside the perimeter of the building or structure. If the underslab plumbing systems include water piping it shall be tested under operational pressure and sewer lines shall be tested under ten (10) feet of water head.

219 POST TENSION CABLES: An inspection of the unstressed steel tendons and forms with all special inspections completed.

220 SLAB: An inspection of the reinforcing steel and forms.

Underfloor inspections 221-224 shall all be conducted concurrently and can include 232 ANCHORS.

221 UNDERFLOOR MECHANICAL: An inspection of mechanical systems under the first floor framing of the building or structure without the floor diaphragm installed. If the underfloor mechanical systems include fuel gas piping the 245 GAS TEST BUILDING shall be inspected concurrently.

222 UNDERFLOOR ELECTRICAL: An inspection of electrical systems under the first floor framing of the building or structure without the floor diaphragm installed.

223 UNDERFLOOR PLUMBING: An inspection of plumbing systems under the first floor framing of the building or structure without the floor diaphragm installed. If the underground plumbing systems include water piping it shall be tested under operational pressure and sewer lines shall be tested under ten (10) feet of water head.

224 UNDERFLOOR FRAMING: An inspection of framing systems under the first floor framing of the building or structure without the floor diaphragm installed.

230 SHEAR WALL NAILING INTERIOR: Once the building or structure has been erected it is an inspection of the interior sheathing, interior framing attached to the shear panel edges, fastener type, spacing/location, and size.

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231 SHEAR WALL NAILING EXTERIOR: Once the building or structure has been erected it is an inspection of the exterior sheathing, exterior wall framing attached to the shear panel edges, fastener type, spacing/location, and size.

232 ANCHORS: Inspections may be required at two stages of construction. Anchor bolts designed to attach the foundation to the sill plate shall be inspected concurrently with the Underfloor (221-224) inspections. Holddown anchor bolts designed to attach the foundation to the first floor framing or from floor to floor shall be inspected concurrently with the Rough (235-238) inspections.

233 FLOOR DIAPHRAGM: Once the building or structure has been erected it is an inspection of the floor sheathing, hardware, and fastener type, spacing/location, and size.

234 ROOF DIAPHRAGM: Once the building or structure has been erected it is an inspection of the roof sheathing, truss or rafters and the hardware connections to the top plate of the wall framing, and fastener type, spacing/location, and size.

Rough inspections 235-238 shall all be conducted concurrently and can include 232 ANCHORS. All special inspections shall be completed prior to inspection requests.

235 ROUGH MECHANICAL: Once the building or structure has been erected it is an inspection of mechanical system ducting. If the rough mechanical systems include fuel gas piping the 245 GAS TEST BUILDING shall be inspected concurrently.

236 ROUGH ELECTRICAL: Once the building or structure has been erected it is an inspection of electrical system wiring including all grounding and bonding of plumbing and mechanical systems.

237 ROUGH PLUMBING: Once the building or structure has been erected it is an inspection of plumbing system water and sewer line under test pressures. If the rough plumbing systems include water piping it shall be tested under operational pressure and sewer lines shall be tested under ten (10) feet of water head.

238 ROUGH FRAMING: Once the building or structure has been erected it is an inspection of the wall and in between floor framing.

239 FIRE ROUGH: Once the building or structure has been erected it is an inspection of fire protection system.

240 HYDRONIC PLUMBING: An inspection of radiant heating piping under test pressure (60psi).

241 DRYWALL NAILING: Once the rough (235-238) inspections have been approved, an inspection of wall coverings and fastener type, spacing/location, and size, that are not part of fire rated assemblies (242). Note unless insulation is part of a fire rated assembly than no inspections are required, however an insulation installation certification is required prior to final (999) inspection.

242 FIRE RATED ASSEMBLIES: Once the rough (235-238) inspections have been approved, an inspection of wall covering, framing, insulation, and other elements of building or structure related to the passive fire protection of the building or structure.

243 STUCCO LATH: Once the exterior shear wall nailing (231) is approved, an inspection of the weather proof barrier, lath, and fastener type and spacing/location, prior to stucco scratch coat being installed.

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244 TUB SHOWER PAN: An inspection made concurrently with the dry wall nailing (241) inspection. Verification of tub and shower pan leakage is made one (1) day after the tub or shower based drain is plugged and filled with water and water level marked.

245 GAS TEST BUILDING: An inspection of the gas piping inside the building or structure under test pressure (10psi).

246 GAS TEST SITE: An inspection of the gas piping outside the building or structure under test pressure (60psi).

Suspended ceiling inspections 250-253 shall all be conducted concurrently.

250 SUSPENDED CEILING MECHANICAL: An inspection of mechanical systems above a drop ceiling prior to acoustical ceiling tiles being installed.

251 SUSPENDED CEILING ELECTRICAL: An inspection of electrical systems above a drop ceiling prior to acoustical ceiling tiles being installed.

252 SUSPENDED CEILING PLUMBING: An inspection of plumbing systems above a drop ceiling prior to acoustical ceiling tiles being installed.

253 SUSPENDED CEILING T-BAR: An inspection of grid and support system for acoustical ceiling tiles including bracing.

260 TEMP ELEC/METER AUTH: An inspection of the temporary electric meter used only during construction.

261 TEMP GAS/METER AUTH: Once the building and site test (245-246) are approved, an inspection of the temporary gas meter used only during construction.

262 ELECTRIC METER AUTHORIZATION: An inspection of the permanent electric meter used to power the building or structure after construction.

263 GAS METER AUTHORIZATION: Once the building and site test (245-246) are approved, an inspection of the permanent gas meter used to fuel the building or structure after construction.

270 POOL PRE GUNITE: An inspection of the equipotential bonding, reinforcing steel contouring the pool and forms. Underground systems (206-208) shall be inspected concurrently and all suction piping systems shall be tested under pressure (35 psi).

271 POOL PRE DECK: An inspection of the equipotential bonding for the pool deck. If the pool deck is concrete then the reinforcing steel shall be inspected concurrently.

272 POOL PRE PLASTER: An inspection of the equipotential bonding to the pool equipment and pool water, sealing of light fixtures canister, and electrical panel wiring. All pool safety devices shall be install at pre plaster and shall remain in place once the pool is filled with water.

280 MANUFACTURED HOME INTERCONNECTION: Once foundations (209-214) inspections have been approved, an inspection of the fastener type, spacing/location, and size connecting portions of the building or structure together.

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281 MANUFACTURED HOME ELECTRICAL CONTINUITY: Once interconnection (280) inspections have been approved, an inspection internal wiring to verify that all circuits are bonding to the main electrical service panel's grounding electrode system and that all circuits are operational.

282 MANUFACTURED HOME SKIRTING: An inspection of the building or structure to verify that the underfloor space are protected from the environment.

290 FINAL MECHANICAL: Verification that the mechanical system is complete and in working order.

291 FINAL ELECTRICAL: Verification that the electrical system is complete and in working order.

292 FINAL PLUMBING: Verification that the plumbing system is complete and in working order.

800 PLANNING TEMPORARY OCCUPANCY: An inspection by the Planning Department prior final inspection to verify if any conditions exist that would prohibit occupancy.

801 ENGINEERING TEMPORARY OCCUPANCY: An inspection by the Engineering Department prior final inspection to verify if any conditions exist that would prohibit occupancy.

802 FIRE TEMPORARY OCCUPANCY: An inspection by the Fire Department prior final inspection to verify if any conditions exist that would prohibit occupancy.

899 BUILDING TEMPORARY OCCUPANCY: Once temporary occupancy (800-802) inspections have been approved, an inspection by the Building Department prior final inspection to verify if any conditions exist that would prohibit occupancy.

900 PLANNING FINAL: An inspection to verify that construction is complete and that the Planning Department has no outstanding issues related to construction.

901 ENGINEERING FINAL: An inspection to verify that construction is complete and that the Engineering Department has no outstanding issues related to construction.

902 FIRE FINAL: An inspection to verify that construction is complete and that the Fire Department has no outstanding issues related to construction.

999 BUILDING FINAL**: Once final (900-902) inspections have been approved, an inspection to verify that construction is complete and that the Building Department has no outstanding issues related to construction. Final summary reports if required shall be provided, including but not limited to geotechnical, engineering, and special inspection reports. Other documents required include energy code compliance, green building checklist, insulation installation certificates, and wood product certifications.