

Required Inspections

Excerpt of Section 5-9-209 of the City of Irvine Municipal Code

110.3 Required inspections. The building official, upon notification to the City shall make the inspections set forth in Sections 110.3.1 through 110.3.11.

110.3.1 Pre-Construction Inspection. A pre-construction inspection shall be conducted prior to start of construction for all projects involving new buildings and additions to non-residential structures unless waived by the Chief Building Official.

110.3.2 Footing and foundation inspection. Footing and foundation inspections shall be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. Materials for the foundation shall be on the job, except where concrete is ready mixed in accordance with ASTM C 94 in which case the concrete need not be on the job.

110.3.3 Concrete slab and under-floor inspection. Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.

110.3.4 Lowest floor elevation. In flood hazard areas, upon placement of the lowest floor, including the basement, and prior to further vertical construction, the elevation certification required in Section 1612.5 shall be submitted to the Building Official.

110.3.5 Frame inspection. Framing inspections shall be made after the roof deck or sheathing, all framing, fire blocking and bracing are in place and pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, heating wires, pipes and ducts are approved.

110.3.6 Lath and gypsum board inspection. Lath and gypsum board inspections shall be made after lathing and gypsum board, interior and exterior, is in place, but before any plastering is applied or gypsum board joints and fasteners are taped and finished.

110.3.7 Fire-resistant penetrations. Protection of joints and penetrations in fire-resistance-rated assemblies.

110.3.8 Energy efficiency inspections. Inspections shall be made to determine compliance with Chapter 13 and shall include, but not be limited to, inspections for: envelope insulation R and U values, fenestration U value, duct system R value, and HVAC and water-heating equipment efficiency.

110.3.9 Other inspections. In addition to the inspections specified above, the Building Official is authorized to make or require other inspections of

any construction work to ascertain compliance with the provisions of this Code and other laws that are enforced by the Department of Building Safety.

110.3.10 Special inspections. For special inspections, see Section 1704.

110.3.11 Final inspection. The final inspection shall be made after all work required by the building permit is completed.