INSPECTION CODES

BUILDING

Code	Description
101	Setback/Forms/Excavation/Reinf Steel/Footings
102	Pre slab
103	Rough Frame: Roof Sheathing
104	Rough Frame: Shear Wall and/or Structural Ties
105	Rough Frame: Framing
106	Rough Frame: T-bar Ceiling/ Penetration Fire Protection
107	Masonry Grout Lift
108	Insulation and/or Building Envelope
109	Exterior and/or Interior Lath
110	Drywall
111	Exterior Plaster/Scratch Coat
112	Project Final
113	Misc. Building
114	Temporary Utilities
115	Temporary Occupancy
117	Tilt Up Panel
125	Drainage Device

PLUMBING

Code	Description
201	Plumbing Drain and Waste Pipe and/or Vents
202	Plumbing Water Pipe
203	Rough Plumbing and/or Penetration Fire Protection
204	Sewer Connection or Sewer Cap
205	Gas Test
206	Plumbing Final
207	Temporary Utilities
208	Temporary Occupancy

ELECTRICAL

Code	Description
301	Electrical Ground Electrode
302	Electrical Under Floor and/or Ground Work
303	Rough Electrical: Walls, T-bar Ceilings/ Penetration Fire Protection
304	Electrical Service and/or Panel Boards
305	Electrical Final
306	Temporary Utilities
307	Temporary Occupancy

INSPECTION CODES

MECHANICAL HEATING-A/C

Code	Description
401	Mechanical Ground Work
402	Rough Mechanical: Walls, T-bar Ceiling/ Penetration Fire Protection
403	Mechanical Final
404	Temporary Utilities
405	Temporary Occupancy

GRADING/OFFSITE

Code	Description
501	Encroachment
502	Utilities Alignment and Backfill
503	Grading
504	Subgrade: Earthwork
505	Grade: Aggregate Base
506	Curb and Gutter
507	Paving: Streets and/or Parking Lots
508	Junction Structures and/or Catch Basins
509	Landscape
510	Storm Drain and/or Area Drain
511	Grading Final
512	Temporary Utilities
513	Temporary Occupancy
514	Traffic Control
518	Site Review
519	Concrete Flatwork Sidewalk
522	Subdrain and/or Retaining Wall Backfill
523	Tree Removal
524	Demolition
525	Capping of Sewers

POOLS AND SPAS

Code	Description
601	Steel/Main Drain/Bonding Steel
602	Rough Plumbing and Electrical/Gas Line and Test
603	Pre-Deck/Bonding
604	Pre-Plaster and Pool Enclosure
605	Pool Final

COMBINATION BUILDING (Residential Only)

Code	Description
116	MEPS: Rough Mechanical, Electrical, Plumbing and Structural

SCHEDULE

SelecTXT

Interactive Text Messaging
for Scheduling Inspections

833-812-8099

City of Irvine

Building and Safety
Community Development

cityofirvine.org

INTRODUCING
SelecTXT

As part of an ongoing effort to enhance customer service, the City of Irvine has launched a new text messaging option to help residents and contractors easily schedule inspections and obtain permit results from the office of Building and Safety.

SelecTXT allows users to schedule and receive inspection results for all grading and construction work, including both residential and commercial, directly from their cell phones.

In addition to SelecTXT, inspections can still be scheduled or canceled, and inspection results may still be obtained using the City's Online Inspection Request System at **irvinepermits.org**, or by calling the Interactive Voice Response System at 949-724-6501.

For more information about SelecTXT, visit **cityofirvine.org/communitydevelopment** and click "Building & Safety" or call 949-724-6470.

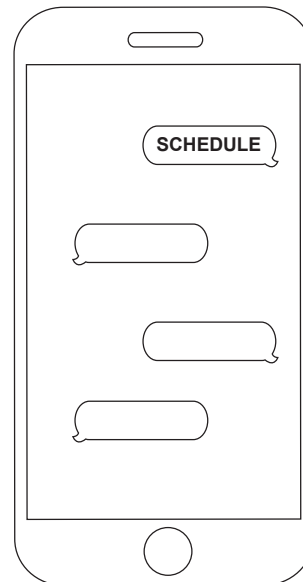## COMPLETE THE PROCESS IN A SINGLE MESSAGE WITH
EXPRESS COMMANDS

With one word, you can begin the inspection scheduling process and SelecTXT will guide you from there.

Helpful hints that ask you for your permit number and inspection code allow you to complete the entire process in just a few key strokes.

Using Express Commands

To get started, text the letter "**S**" followed by your permit number, inspection code (see back of brochure for a list of inspection codes), and the date of the inspection separated by comma or space to **833-812-8099**. If you are targeting the next available date for inspection, simply enter "**NEXT**" for the date. You will receive a text message confirming your appointment. To view inspection results, text the letter "**R**" followed by your permit number and inspection code to **833-812-8099.**

1 Locate your permit number

2 **Text 833-812-8099** with one of the following Express Commands:

SCHEDULE or S
To schedule an inspection

RESULTS or R
To view inspection results

3 Follow the prompts

4 Text **END** to finish and to schedule another inspection

SCHEDULE

SCHEDULE an inspection

S	00776171	101	11/01*
SCHEDULE Command	Permit Number	Inspection Code	Date (MM/DD)

* Enter "next" for the next business day

VIEW inspection results

R	00776171	101
RESULTS Command	Permit Number	Inspection Code