



**City of Marina
Building Division
209 Cypress Ave
Marina, CA 93933
(831) 884-1214**

Typical Inspection Sequence For Residential Construction

We, at the City of Marina, are proud to serve you as Inspectors and Plan Checkers. In order to assist you in reaching the conclusion of your construction project as smoothly as possible, please observe our established inspection sequence. Calling for inspections before ready not only wastes our mutual time but could result in the levy of a reinspection fee. Be sure each step is approved before proceeding. If you are not sure, please call us at 884-1214 for information. Any time you are working on your project, have your approved plans and permits on site. No inspection will be approved without them.

- 1. Foundation Forms.** Trenches are cut and cleaned of debris, forms set, steel set, anchor bolts and hold downs on site. Dig pier holes and have piers on site. Clearly identify property lines. There must be sufficient surveyor's stakes located to properly identify the property. **On Slabs:** If there is underslab plumbing, electrical or mechanical, leave them exposed for inspection. A minimum 10-foot head of water is required in DWV system and 50 psi of air or street pressure water in domestic lines. Water pressure must be regulated if over 60 psi in the street. If using radiant heat, the minimum test is 150 psi on the lines. **Ufer Ground:** If using a ufer type ground, it will be checked at this time for length and material.

Masonry foundations require at least two inspections, one for the footing and one or more for the block work and steel.

Note: At this point, sanitary facility must be on site and erosion control measures in place on sloping lots.

DO NOT POUR UNTIL FORMS ARE SIGNED OFF.

- 2. Perimeter Foundation under Floor System.** On raised floor systems, it is necessary to check the connection of structural framing members, fittings and slope on plumbing systems, U/F ductwork w/plenum in place, crawl area and gas line installation before covering. Again, a 10-foot head of water and 50 psi are the appropriate test for WEV and domestic water. Gas lines must be gauged and pressurized to 10 psi with air only. **DO NOT COVER JOISTS UNTIL UNDER FLOOR INSULATION IS SIGNED OFF.**

- 3. Underfloor Insulation.** If there is a heated area above the first-floor joist work, then you must install insulation between them at this point. Do not staple to tops of joists if possible or

flooring will not fit tightly. The Energy Inspector may be able to inspect this area after you have framed up the structure, but you need to verify before you do. **YOU MAY FRAME UP WHEN THIS IS SIGNED OFF, IF APPLICABLE.**

4. **Sheet and Shear.** Roof sheathing and exterior shear wall.

5. **Framing Inspection/Top Out.** This is a multiple inspection also. At this point, the entire structure is framed up with the exterior of the building essentially finished. The only exception is not to cover any exterior shear panels, including roof, until the nailing is checked. If your building is to be stucco, the paper-backed wire mesh should be in place. Do not stucco until the walls have been sheetrocked or you'll knock it off the wire.

All electrical wiring is run with junction boxes, subpanels and main panel in place. Make pigtails and splices but do not install fixtures, switches, outlets or breakers yet. Identify GFI and small appliance branch circuits.

The rough plumbing should be installed through the roof. One last time it must have the required tests on when the inspector arrives. This includes gas lines. Disconnect or properly plug shower and bathtub and fill with water.

All flues, vents, etc. must be installed through the roof at this time. Roofing and flashings should be installed now. **YOU MAY INSULATE AFTER THE FRAME IS SIGNED OFF.**

6. **Wall and Ceiling Insulation.** Both are checked at once unless the ceiling is to be blown after sheetrocking.

7. **Lath/Plaster/Sheetrock.** All interior wall coverings, except finish work, is inspected at this point. Do not tape and texture until the work is approved. **YOU MAY STUCCO NOW, IF APPROPRIATE. IF NOT, FINISH THE BUILDING.**

8. **Stucco.** Usually two or three inspections here – the scratch coat and the brown and/or finish coat. There are some variations here; call if you're not sure.

9. **Final Building Inspection.** Again, this is a multiple inspection. You should also be sure that we have notified other departments with final holds for inspection.

All fixtures are in place at this point and the house ready to occupy. We will verify compliance with remaining energy requirements at this time. All appliances, electrical panels, exposed plumbing, safety devices and finishes will be checked at this point. All required landscaping and drainage control measures must be completed. **UTILITIES WILL BE AUTHORIZED ONLY AFTER ALL DEPARTMENTS HAVE SIGNED OFF.**

As a final note for first-time builders: Construction can be quite confusing. There is no such thing as a dumb question in this business and, if you're not sure, please call first. Remember, we can only answer questions on code and City policy. We cannot act as your designer or superintendent.