



# Frequently Asked Building Inspection Questions

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## **INSPECTION INFORMATION**

### ***WHAT IS AN INSPECTION?***

A property inspection is the way that the City ensures that new and remodeled buildings are constructed according to the plans approved by the City of Fillmore. By actively inspecting in-progress and completed construction, the City can help ensure that buildings meet all health and safety regulations.

### ***WHEN IS AN INSPECTION NEEDED?***

Any work which requires a permit will require inspections. When a permit is obtained, an Inspection Record card will be issued. This card must be posted on the job site. The Inspection Record card will be the owner record of the approved inspections. The plans which were approved by the City must also be available for the inspector during each inspection.

### ***HOW CAN AN INSPECTION BE ARRANGED?***

An inspection request can be made by calling the Building and Safety Department at (805) 524-7125. Requests for inspections must be made by 5:00 p.m. the prior business day to the desired inspection. Request for inspections can be phoned in 24 hours a day, 7 days a week, the above phone number is served by a voice mail if no one is available.

When calling to request an inspection, please have the following information available:

1. The address of the job;
2. The permit number;
3. The type of inspection requested;
4. The type of building (i.e. single family, apartment, commercial)

Request for a.m. or p.m. inspections can be usually be honored, but cannot be guaranteed. Once all inspection request are in and inspection route has been determined the by contacting the inspector may be able to provide a more precise time, but actual times cannot be provided.

### ***WHAT DO I HAVE TO DO PRIOR TO INSPECTION?***

Have the following ready prior to the inspection, failure to have all items ready may result in being charged a re-inspection fee:

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- Complete all the work for the required inspection;
- Have the City approved plans on site;
- Have someone over 18 years of age present or make prior arrangement with the inspector;
- Have any dogs removed from the area;
- If any tests are required, have them ready at the time of inspection;
- Provide access for inspection, including a ladder or other means of access as necessary; and
- Have any prior correction lists available for review and associated work completed for verification of the corrections.

### **WHAT INSPECTIONS ARE REQUIRED?**

During the first inspection, the inspector will determine the amount of work which can be completed before the next inspection. Do not work past this point. This process will be repeated for each succeeding inspection.

Some commonly needed inspections are:

- **Grading:** If a project requires grading of the site before construction, an engineering inspector must be on-site to provide inspection during grading. In most cases grading is necessary only for projects requiring the removal or addition of large amounts of earth.
- **Underground Work:** All plumbing, electrical or mechanical systems shall be inspected prior to covering with earth or concrete.
- **Foundation/Slab:** This inspection is performed after rough grading and placement of concrete forms and reinforcing steel, but prior to pouring any concrete.
- **Floor Joist (for raised foundations):** This inspection is performed after all floor joists and girders have been installed and under floor plumbing, electrical and mechanical has been installed. Under floor waste and vents shall be tested at the time of inspection.
- **Roof/Floor Sheathing:** Nail size and spacing is verified after the roof/floor sheathing has been installed and all penetrations through roof or floor have been made.
- **Shear or Pre-Wrap:** This inspection is made after all exterior shear walls and hardware is installed and prior to the placement of exterior lath.
- **Framing:** Inspection is required after the roof covering is has been installed; windows, including caulking and flashing; and the electrical, plumbing and heating systems are prepared for rough inspection. Prior to the placement of insulation.
- **Insulation:** The rating of the insulation will be verified after placement before installation of the drywall. The insulation can be installed after the exterior vapor barrier has been installed.
- **Drywall:** Nail size and spacing will be verified prior to the placement of drywall tape or mud.
- **Exterior Lath:** This inspection is completed prior to the application of the exterior finish after the installation of the vapor barrier and or lath. Interior lath or drywall shall be completely secured (nailed or screwed) prior to the exterior lath inspection

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- Energy/Insulation: Inspection is required after installation, but prior to walls and ceilings being covered.
- Lath/Drywall: Exterior lath is inspected after interior nailing of wall cover is completed and paper and wire have been nailed and trim is in place.
- Final: This last inspection will occur when all fixtures are in place and the building is ready for occupancy.

### ***HOW MUCH DOES IT COST?***

The cost of building inspection is included in the permit fee. However, a re-inspection fee may be assessed if an inspection call is made but the work is not ready for inspection or required corrections have not been completed. A re-inspection fee may also be charged if the approved plans are not available or the inspector cannot gain access to the site to perform the inspection.

Further information can be obtained by calling (805) 524-7125 between 8:00 a.m. to 4:00 p.m. Monday through Fridays.

### ***WHAT IF I FAIL THE INSPECTION?***

Unfortunately, inspections are not always passed on the first attempt. The Building Inspector will let you know, either verbally or in writing, what the problems are and, in some cases, how to correct a particular problem. After the corrections have been made, schedule a re-inspection so that the Building Inspector can verify the corrective work. Please be sure to make all of the corrections before scheduling the re-inspection. If re-inspections are scheduled and the corrective work has not been done, the Building Inspector may assess a \$50 re-inspection fee which must be paid at City Hall before any additional inspections will be performed at the site.