



City of Corona

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BUILDING DIVISION

When To Call For Inspections Typical Wood Frame Structures

Inspection requests shall be made prior to 5:00 p.m. on the day before the day of the requested inspection. Requests may be made by using the eTRAKiT public portal at <http://etrakit.coronaca.gov/etrakit/> or if having difficulty by calling (951) 736-2250. It is required for all requests to leave a valid contact phone number of the person that will be available on the jobsite. Inspectors may be reached in the office between 7:30 – 8:00 a.m. to answer questions regarding the construction project or to arrange an inspection time window.

The general contractor/owner-builder or a duly authorized representative is responsible for verifying that all work is complete prior to requesting an inspection. This authorized representative shall also be responsible for walking with the inspector on all inspections and for coordinating all sub-contractors duties relevant to correction items cited by the inspector. The City stamped “Approved” plans, inspection card and all prior “Correction Notices” must be on the job site for all inspections. Re-inspections must be requested after all corrections have been made and before any work is covered.

The following sequence should provide a guideline for clarifying when to call for inspections on a typical wood framed building. Deviation from this sequence may be granted by the inspector if sufficient reasons or conditions are cited and code compliance can be met without adverse effects. For revisions to approved plans see the Builders Advisory on the Building Division website titled “Revisions to Approved Plans”. The General Rule is that all work shall remain accessible and exposed for inspection purposes until inspection approval is obtained.

1. Foundation Inspection: Shall be made after excavations for footings are complete and all forms and required reinforcing steel is in place. Rough underground drainage and waste plumbing shall be in place, including all required clean-outs. Provide a water test (cap all ends and openings and provide a 10 foot head of water) for all drain-waste-vent pipe within the building footprint. Hold down anchors are required to be fixed in place prior to inspection approval. The main grounding electrode (ufer) shall be installed when a new electrical service is to be installed.

2. Concrete Slab or Under-Floor Inspection: Shall be made after slab grading is complete and all required vapor barriers, slab reinforcement, and sand bedding are installed as per plans. All under-slab or under-floor piping and other ancillary equipment items shall be in place with inspection approval and protected from potential damage or contact with the concrete. Screenshot boards or string lines shall be furnished by the contractor or owner to facilitate inspection of the slab thickness. Prior to floor sheathing materials being installed the “**Raised foundation-floor framing inspection**” shall be made after all girders, floor joists, sub-framing members and hardware are in place; under-floor plumbing shall be installed and under test; under-floor mechanical and electrical shall be installed.

3. Floor and Roof Sheathing Inspections: Floor sheathing inspection shall be made after each floor level is framed and sheathed per the approved plans and all blocking/strapping and diaphragm nailing have been completed, prior to covering with wall framing. Roof sheathing inspection shall be made after all roof sheathing is in place and all drag truss and shear transfer diaphragm nailing is per the approved plans, but before any roofing materials are applied or loaded on the roof. The contractor is responsible for providing an approved ladder or scaffold for safe roof access. For truss roofs the approved truss calculations and layout sheets must be on the jobsite for this inspection.

4. Exterior Shear Inspection: Shall be made after all shear paneling has been installed on exterior walls, including any required shear transfer elements (plate nailing/bolting, strapping, and other related hardware), and prior to being covered by exterior vapor barrier or finish material. All electrical, plumbing and mechanical located in an exterior wall must be installed prior to exterior shear inspection.

5. Masonry Fireplace Inspection: The following inspections must be called for during the construction of masonry fireplaces:

- A. Footing (may be done during foundation inspection)
- B. Throat (before chimney construction, after fire box construction)
- C. Anchor Straps (at each plate line)
- D. Bond Beam (before each grout lift)

6. Framing Inspection: THIS IS A COMBINATION INSPECTION! Framing Inspection shall be made after the roof has been weatherproofed and loaded, all framing, fire blocking and bracing are in place, all rough plumbing, mechanical and electrical components are complete, and the structure is wrapped to be weatherproofed. The plumbing waste/vent system shall be under test, capped off and filled with water through the roof. The water supply piping shall be under test at working pressure. The exterior wire lath shall be completely nailed at this time. The lath nailing may be made as a separate inspection however; scratch coat shall not be applied until interior drywall has been nailed and received inspection approval.

7. Insulation Inspection: Shall be made after all required building shell insulation, any required plumbing piping insulation, all required HVAC duct insulation, and window frames for windows, properly labeled and meeting the minimum insulating requirements, have been installed, and all openings caulked and required sealing complete. Under floor insulation inspection will be made prior to installation of the floor sheeting (See Under-Floor Inspection).

8. Drywall/Exterior and Interior Lath Inspection: Shall be made after all gypsum board (or interior lath) and all attachments (corner bead) are fastened in place as per the approved plans. Shall be approved before plaster is applied and before gypsum board joints and fasteners are taped and finished. Exterior lath inspection shall be made after all exterior lath is attached, including flashings and all penetrations, holes, tears etc. are sealed to provide a water-resistive barrier.

9. Building Sewer/Water Service (from Meter or Street to House or Business) Inspection: Shall be made after trenches are dug, piping is in place, and the appropriate tests are applied. This inspection must be done before any piping is covered or trenches back filled.

10. Stucco Scratch-Coat Inspection: Shall be done after stucco scratch-coat (first or base coat) is applied and allowed to set a minimum of 48 hours (*Note – except for code approved exceptions). Stucco wire (lath) must be substantially covered with plaster. Plaster must have a scratched texture and be substantially hard. Scratch-coat must be inspected and approved before subsequent coats are applied.

11. Gas Line Air Test Inspection: Shall be done after gypsum board is in place and exterior plaster and/or exterior siding is in place. This test requires the entire gas piping system to be capped-off (no fixtures or appliances attached thereto) and an air pressure of 10 psi applied to the piping system by the contractor. This pressure must hold for a minimum of 15 minutes. The contractor is responsible for providing an air test gauge with 1/10 pound incrementation or less, and a maximum pressure range not greater than twice the test pressure applied.

12. Final Inspection: Shall be made when the structure is ready for occupancy. This shall include proper lot drainage, address posted, all plumbing fixtures connected and operable, all electrical fixtures and devices in place and electrically connected, mechanical equipment installed and the insulation certificate posted. The structure must be clean of debris or stored materials. Hearth extensions and other required thermal mass areas (if any) must be installed as per approved plans (other floor coverings are optional). Wall finishes must be complete as per approved plans. All required documents including Energy Installation Forms and special inspection reports must be available for the inspector prior to Final Inspection.

Please be advised that all Certificate of Occupancy inspections must be cleared (in writing) and internal releases are routed to Building Division before utilities will be released and Certificate of Occupancy is issued. This includes final clearances from not only the Building Division, but also from Planning, Development Services, Utilities, and Fire Department. See the "C of O Matrix" for additional details. Thank you for your cooperation.

City Hall hours of operation are Monday - Thursday, 7:00 AM to 6:00 PM