



INSPECTION GUIDELINES: GENERAL INFO AND COMMON ERRORS



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www.stocktonca.gov/buildinginspection

INSPECTION CODE: N/A

SCOPE: RESIDENTIAL

CODES ENFORCED: CBC, CRC, CPC, CFC, CMC, CEC, CEnC, CALGreen, CEBC, CHC, and SMC

The information provided in this document is general and intended as a guide only. Each project is unique and additional requirements may be enforced as deemed appropriate.

CONSTRUCTION AND SITE SAFETY

- Construction Hours: Monday – Sunday, 7AM – 10PM
- Site Safety: It is the responsibility of the contractor to keep the project site safe and secure at all times during construction. Unsafe utilities, when discovered, will be removed.
- During construction of occupied and unoccupied buildings, all gas appliances shall be maintained in a safe condition (i.e. flue, strapping, and barriers) or shall be properly decommissioned and removed.
- Utility meter removal and service disconnect/reconnect shall be performed by Pacific Gas and Electric (PG&E) personnel only.

ALTERNATE MATERIALS, DRAWINGS, REVISIONS, AND FEES

- Alternate Materials: The use of alternate materials not conforming with the approved plans and specifications shall be submitted for approval prior to installation. Alternative methods and material application forms are available at the Building Division. There may be a fee for processing these applications.
- Reviewing Plans: Contractor must review plans for deferred submittals, project conditions, and special inspection requirements.
- Revisions: When revisions are required by building inspector, or initiated by the construction team, the Contractor or the Designer shall email the revisions to the plan checker to facilitate corrections with the City of Stockton.
- Re-inspection Fees: Contractor is responsible to verify work is complete and ready for inspection prior to calling for inspection. Every Inspection for the same scope of work after the second call out will be charged as a re-inspection fee. Inspector of record shall have the responsibility to apply fees as required per department policy.

BUILDING

ARCHITECTURAL AND DECORATIVE SHROUDS

- Architectural and decorative shrouds shall not be installed at the termination of factory-built chimneys or at the termination of gas vents except where such shrouds are listed and labeled for use with the specific

factory-built system or gas venting system and are installed in accordance with the manufacturer's installation instructions. (CRC R1005.2, CMC 802.5.4.3)

FLOOD ZONE

- Flood zone and FEMA Technical Bulletin 2 regulations must be observed as required and outlined in the approved plans. All materials, including framing members, below the base flood elevation (BFE) must be of natural resistance to decay or pressure treated materials, and hardware must be of corrosion resistant type. (CRC 322.1.8)
- If applicable, an in-progress flood Elevation Certificate must be submitted to the plan checker of record, or the city's floodplain manager, for review and approval prior to foundation pour.
- If applicable, a final flood Elevation Certificate must be submitted to the plan checker of record, or the city's floodplain manager, for review and approval prior to final inspection.

FOUNDATION

- Gas piping is not allowed under a slab under a building. Gas piping systems shall be installed as outlined in the California Plumbing Code. (CPC 1210.1.6)
- At the foundation inspection, the builder should be sure to reference the entry/exit details. (CRC 311.3.2) Pouring concrete landings and porches against wood framing is a common point of entry for wood destroying insects.
- At foundation inspection, provide adequate clearances where plumbing and mechanical duct work is installed in a crawl space. Additional accesses may be required. A separate access is required and must be unobstructed from pipes and ducts. A minimum of 18" is required under all ducts and plumbing that would obstruct access to any part of the crawl space. (CMC 603.2)
- If open screened vents are installed, foundation vents should be baffle blocked and structure shall be protected from exposure to water. When louvered vents are installed to protect the structure, additional vents may be required.

BASEMENTS

- Excavations for basements must be shored per soils report requirements and Cal/OSHA standards. Cal/OSHA requires permits for all excavations exceeding 4' in depth.
- When buildings have basements, it is critical to have the waterproofing manufacturer's representative inspect and verify, in writing, compliance with manufacturer's installation requirements.
- Excavations extending below the water table must provide for pumping, desalinization, and transference of ground water to an approved location, as specified by Public Works in an approved dewatering plan. Call for Public Works inspection as required when working in the public way.
- Prior to installation of subfloor, joists must be inspected for their structural attachment to foundation walls.
- Where mechanical equipment is installed in a basement, it is highly recommended to install high efficiency equipment to avoid unnecessary damage to the building structural frame.

WEATHER-TIGHT STRUCTURE

- City of Stockton requires that the building be completely weather-tight at the time of the All-Trades/Close-In Inspection. Roofing felt is not allowed for this purpose as it is limited by its listing. Similarly, type “D” paper is not acceptable for extended exposure on exterior walls. Products such as “Wintergard” should be used to protect the roof or house; wrap materials such as Tyvek should be used to protect exterior weathered surfaces. The installation of exterior lath and type “D” paper should be immediately followed within 7-30 days (confirm with manufacturer) with stucco or other approved building finish wall materials.

INSULATION

- Paper faced insulation is not permitted in exposed above ceiling areas, the open side of furred spaces, and ventilated interstitial spaces due to the potential of embers igniting the paper. Quilted foil-backed or un-faced fiberglass batts and blankets are better suited to conditions of potential fire hazards. Use approved quilted foil-backed insulation such as “Reflectix Insulation” in areas where a vapor barrier is required and use as a fix when paper back insulation is exposed. (CBC 720.2, CBC 720.2.1)

ATTIC FURNACES AND WORKING CLEARANCES

- Furnaces that are placed in an attic shall be located such that a minimum 30” head clearance is provided at the entry point and is undiminished to the service access platform. (CMC 304.1)
- All equipment requires a 30”x30”x30” workspace. This must be verified at the roof and exterior structural frame inspection. (CMC 304.1)

TRUSSES AND ATTIC FURNACES

- When trusses are used for roof framing and the furnace is to be installed in the attic, verify that the trusses have been engineered for the equipment to be installed in the attic. (CBC 2303.4)

ENGINEERED BRACED WALLS

- Engineered braced walls shall be installed as specified per approved details on plans. Alternate details are not approved unless specified by the engineer of record and approved by City of Stockton’s plan checker.

MECHANICAL

DRYER DUCTS

- Unless otherwise permitted or required by the dryer manufacturer’s instructions and approved by the Authority Having Jurisdiction, domestic dryer moisture exhaust ducts shall not exceed a total combined horizontal and vertical length of 14 feet including two 90-degree elbows. A length of 2 feet shall be deducted for each 90-degree elbow in excess of two. (CMC 504.4.2.1)

ELECTRICAL

- Two prong receptacles cannot be converted to U grounded receptacles unless a ground or GFCI is installed.
- CEC Section 240.24 (D), (E) prohibits electrical sub panels in Bathrooms, clothes closets, and stair cases. Installations must comply with CEC 110.26 working clearance (i.e., panel shall not be placed behind or over laundry equipment.)

PLUMBING

DISHWASHER AIR-GAP

- Listed air gap shall be provided for dishwasher on discharge side and be mounted on countertop. (CPC 807.3)

CONDENSATE WASTE PIPES

- Condensate waste pipes shall connect indirectly to the drainage system through an air gap to properly trapped and vented receptors, dry wells, leach pits, or the tailpiece of plumbing fixtures. (CPC 814.4, CPC 814.5, CPC 814.6)

SHOWER PAN

- Shower pan test requires inflatable test plug and fill pan with water to top of curb. (CPC 408.7)

DRYWALL IN SHOWER/TUB LOCATIONS

- Green board and purple board are no longer allowed in shower and bathtub compartments. (CRC 702.4.2, CBC 2509.2)
- Cement, fiber-cement, or glass mat gypsum backers shall be secured with its listed fasteners and shall be corrosion resistant in shower/tub compartments. (CBC 2507.1)