County of Yolo
Development Services
Building Inspection Division
292 W. Beamer Street Woodland, CA. 95695

www.yolocounty.org ***(530) 666-8775***

Required Inspections for Single-Family Dwellings

The purpose of this information is to serve only as a guide for our customers on specific minimum Code requirements. The items that are listed below are few of the building inspection types. ***This is not an all inclusive list; each project is different thus, evaluated individually.*** The items on this list are fundamental requirements if not met could be a cause for rejection.

Typical inspections for a new detached single family home are as follows:

1. ***Ground Plumbing*** (Under Slab Plumbing) – For buildings that are slab on grade construction, an under-slab plumbing inspection is required prior to a slab and footing inspection.

2. ***Foundation Inspection-*** This inspection occurs after the footings are excavated and reinforcement steel is installed and before any concrete is placed. All hold-downs must be secured in place prior to this inspection. Any new grounding electrode in the new footing will be inspected at this time. Setbacks to property lines are checked at this time, so property lines must be strung or otherwise marked.

3. **Slab Inspection-** For monolithic pours the foundation inspection and slab inspection are done at the same time. For two-pour systems, this inspection occurs after the under-slab plumbing is signed off and the footings are already poured but before the concrete is poured for the slab. All required sub-base material, such as sand and gravel, vapor barriers and slab reinforcement must be installed at the time of inspection.

4. **Under-floor Frame, Plumbing and Mechanical Inspection- (**for raised floors)- This inspection occurs after the under-floor framing, plumbing and mechanical are installed and before the insulation or sub-floor sheathing is installed. All under-floor shear connections must be complete at this inspection.

5. ***Under-floor insulation-*** This inspection occurs after the under-floor frame, plumbing and mechanical are signed off.

6. ***Exterior Shear and Roof Deck Nail Inspection-*** These inspections occurs after the roof sheathing and the wall sheathing are installed and nailed off. The exterior shear is ready when all the sheathing, nailing straps, hold-downs, shear transfer, blocking and the entire wall bracing system is complete. The roof nail is ready for inspection when the roof sheathing is installed and nailed off and the load path to the top plates is complete. The roof trusses and roof framing are inspected as part of the roof nail inspection. There should be no roofing felt, building paper, window flashing, vapor barriers, or any other material

covering any portion of the roof and/ or wall sheathing. Windows and doorjambs shall not be installed until after this inspection is approved.

7. ***Rough Frame Inspections-*** All the Rough Inspections can be inspected concurrently by Inspector. **NOTE:** Hydro-static test for Fire Sprinklers must be approved and signed-off by the Fire District prior to rough Frame Inspection.

    A. ***Rough Electric Inspection-*** This inspection occurs after all the wiring and junction boxes have been installed. All boxes must be made-up at the time of inspection.

    B. ***Rough Plumbing Inspection-*** This inspection occurs after all plumbing pipes have been installed. The water piping system shall either be under working pressure or be under an air test at a minimum pressure of 50 lbs. Per square inch (psi). The gas piping is visually inspected for support and sizing. The **entire** drain, waste and vent system (DWV) shall be tested by either water or by air. When tested by water, the system is typically filled with water with a minimum 10-foot head of water pressure. If tested by air, the system must hold at least 5-lbs psi.

    C. ***Tub Test/ Shower Pan Test-*** This inspection occurs after the rough plumbing inspection is signed off. Tubs must be filled to the overflow and showers must be filled to the top of the threshold.

    D. ***Rough Mechanical Inspection-*** This inspection occurs after all flues and HVAC ducting are installed, including exhaust fan ducts. Ducts shall be strapped & insulated per code and be connected to register boxes.

    E. ***Rough Framing Inspection-*** This inspection occurs after all framing and all sub-trade work described above is complete (except for second-sided shear walls) and before any insulation is installed in the walls and ceilings. Shingle roofs are to be complete. Tile roofs are required to be watertight and the roofing material loaded on the roof. Also, the exterior walls are required to be watertight at this inspection. If the exterior is stucco, the exterior lath may be inspected concurrently.

    F. ***Lath Inspection-*** The wire and paper must be installed, but the plaster not yet placed.

8. ***Insulation Inspection-*** (Wall & Ceiling) – This inspection occurs **AFTER** all the rough inspections have been signed off. **NOTE:** All floor and top plate penetrations must be insulated, foamed or otherwise sealed at this inspection.

9. ***Interior or Double-Sided Shear-*** This inspection verifies the installation of the interior sheathing that is part of the house bracing system.

10. ***Water and Sewer-*** This inspection verifies the water service and building sewer from the house to the Street. It is made with the pipes under pressure and the piping exposed.

11. ***Gas Test Inspection-*** This inspection occurs after the house wall finishes are completely installed. The Test consists of filling the gas piping system with air. The test shall hold 10 lbs. of pressure for 15 minutes, Using a 30 lbs gauge.

12. ***Final Inspection-*** This inspection occurs after all the above inspections have been signed off and the House is completely finished and ready for occupancy. The exterior wood must be at least primed. Flooring, cabinets, doors, appliances, fixtures, and shower enclosures must be installed. The exterior must be sufficiently graded to drain away from any structures to an approved location. Landings and steps Must be complete and required handrails & guardrails installed. The house may not be occupied, nor will utility meters be released until this inspection is approved. Sub- trade final inspection may be called for separately when each trade is complete.

13. ***Other Inspections*** may be required depending on the job conditions. **NOTE** that this handout describes Inspections made by the building inspector. Other inspections may be required by other agencies streets, curbs and gutter and other work in the public way is inspected by Public Works (530) 666-8775. Septic systems and wells, Environmental Health (530) 666- 8646. Planning Division (530) 666-8775. Local Fire Districts (fire districts).