



San Luis Obispo Residential Inspection Guidelines

Community Development

Building and Safety Division

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This guideline is intended to help permit holders prepare for and pass inspections, providing a path to successful completion of all project types in a timely manner. While the City of San Luis Obispo has attempted to provide a “comprehensive guide” for inspections, please remember that each project is unique and additional requirements may be deemed appropriate.

Who are the San Luis Obispo City Building Inspectors? They are individuals that have completed at a minimum 2 years of Construction Technology, Engineering, or Architectural classes, have obtained their International Code Council certification for residential and commercial building inspector, plumbing, mechanical, or electrical inspector, along with years of experience and believe that the City of San Luis Obispo is a dynamic community embracing its future while respecting its past with core values of civility, sustainability, diversity, inclusivity, regionalism, partnership, and resiliency.

What do the City of San Luis Obispo Building Inspectors inspect? They inspect residential and commercial properties for compliance with Federal, State, County, and local laws, codes, and ordinances relating to building, plumbing, electrical, mechanical or specialty codes enforced by the City of San Luis Obispo construction regulations.

What can I expect when I request an inspection? Inspections are performed Monday-Friday (except City observed holidays) between 8 a.m. – 4 p.m. Call the inspection request line at 805-781-7180 one day prior to requested date and between the hours 8 a.m - 3 p.m. You will need to provide the permit number, address, a contact phone number, and type of inspection. You may request morning or afternoon and the inspector will try to accommodate depending on the current workload. On the day of the inspection please be prepared. Have your APPROVED set of plans ready. This includes the stamped approved set of plans, installation instructions for equipment, stamped special inspection reports, past correction notices, job card, and conditions of approval. Inspectors want to see a clean site with the Best Management Practices (BMP's) employed. Please don't leave your inspector waiting for you to find the plans and other documents. The responsible party usually the contractor should be on site to meet the inspector when he arrives for the inspection and this person should be knowledgeable to answer any questions the inspector may have.

Does your project require Special Inspectors or Special Inspections? The registered design professional in responsible charge of your project is required to prepare a "Statement of Special Inspections" that outlines the special inspections to be performed. If this statement appears on your plans, then yes, a Special Inspector will be required to look at various components of your project. The special inspection process is in addition to those conducted by the City Building Inspector and by the registered design professional in responsible charge as part of periodic structural observation. Special inspectors furnish continuous or periodic inspection as prescribed in the California Building Code. The Special Inspectors written reports shall be on the jobsite for the City Building Inspector to review as needed.

Residential Inspection Guidelines and Sequence of Inspections

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

The purpose of this document is to help clarify the typical sequence of building inspections required for new dwellings, additions, remodels, etc. The basic rule here is **do not cover** any portion of the work without the approval of your inspector. Your permit card lists the required inspections for your project. However, if you are unsure what work requires inspections, please contact your inspector who will assist you in establishing a Pre-Construction Meeting.

Procedure: A building permit is valid for 180 days from the date of issuance per City of San Luis Obispo Municipal Code and is extended 180 days thereafter for each approved progress inspection. After you have been approved for a progress inspection your permit will be extended 180 days from that date.

(Permits issued to correct code violations pursuant to a code enforcement case shall be valid for a period of 90 days. Extensions to the permit may be granted at the discretion of the building official. Performance or approval of a required code enforcement case inspection will not automatically extend the permit).

Progress Inspection: An inspection of a portion of work that demonstrates that the project is progressing towards a final inspection.

Typical Sequence of Inspections

Pre-Construction Meeting: A pre-construction meeting may be required for new homes and major remodeling projects. This meeting provides an opportunity to begin communication and problem solving. Pre-construction meetings typically include the building inspector, the architect and/or engineer of record, general contractor, and his sub-contractors (plumbing, mechanical, and electrical). The stamped approved set of plans and all documentation will need to be available at this meeting.

Under-Slab/Underfloor inspection: To be made after all underground electrical, underground DWV, underground piping, and underground ducts have been installed.

Foundation inspection: To be made after all forms, reinforcement steel, hold-down bolts and anchor bolts are in place. The inspector will check the setbacks (distance from new form boards to the property lines). The property lines must be confirmed by a survey or existing survey hubs at the property corners. The inspector will also confirm the depth and size of the foundation footings. All applicable soils reports required per Statement of Special Inspections will be collected at this time including pad certification and Special Inspection Reports (see your Structural title page). (Note: all bolts passing through or in contact with pressure treated wood shall be galvanized).

Slab reinforcement or Underfloor Framing inspection: To be made after underfloor plumbing, conduit, ducting, gas line (with pressure test) and floor framing are complete and prior to installing under floor insulation and/or floor sheathing.

Underfloor Insulation inspection: To be made prior to the installation of floor sheathing, including subfloor.

Roof Nailing/Truss Layout inspection: To be made after all roof sheathing is nailed off as well as any strapping or drag nailing that may apply. The inspector will check the roof framing to confirm it is consistent with the approved plans. Any deferred submittal for truss calculations must be plan checked and issued by the City prior to this inspection. Approved truss calculations should be made available to the inspector at this inspection.

Shear Wall Nailing inspection: To be made after all plywood on the exterior walls is installed and nailed and all hold-down devices, manufactured shear walls, straps and transfer clips are installed and nailed or screwed per plan. No windows, doors or exterior trim should be installed prior to this inspection without the approval of your inspector. In addition, shear walls with edge nailing of 4" and less will require a Special Inspection report to be presented at the time of inspection to the Building Inspector.

Exterior Lath and Flashing inspection: To be made after exterior shear wall inspection has been signed off and all wire lath and paper is installed and fastened. In addition, all doors and windows should be installed.

Rough Framing, Rough Plumbing, Rough Electrical, Rough Mechanical, and Gas Line and Pressure Test inspection: To be made after the installation of the roof, windows and doors, and siding or stucco lath. The following items should be complete for this inspection:

1. All framing, fire blocking, draft stopping, roof ventilation and bracing.
2. All plumbing drainage and vent piping, water supply piping, and gas piping and **under test**.
3. Fire sprinkler visual piping and hydro-static test.
4. Nail protector plates installed where applicable for electrical, plumbing, and mechanical.
5. All ducting installed and sealed, all appliance venting installed to the exterior, all condensate wastes installed if applicable, and all exhaust fans installed and vented to the exterior.
6. All wiring installed and stapled. All electrical boxes "rough made up". All grounding and bonding completed. All electrical panels installed and "rough made up". All lighting can fixtures installed plan.

Insulation inspection: To be made after rough inspection has been signed off and all wall and ceiling insulation has been installed. In addition, any spray foam and/or spray foam/batt combinations should have a letter of certification from the installer describing the materials installed and the total R value.

Drywall inspection: To be made after insulation inspection has been signed off. All drywall and tile backer are installed and fastened.

Shower Pan Inspection: To be made after the shower pan has been installed and is holding water.

Interior Lath (shower) inspection: To be made after the shower lath and paper are installed and fastened. Ask your inspector about exceptions to this inspection.

Gas meter release (if applicable): To be made with a final pressure test after drywall/surface coverings are installed, typically with a 15-lb gauge pressurized to a minimum of 10 psi for low pressure systems.

Electrical meter release (if applicable): To be made after new electrical panel is installed with service entrance cables and panel is grounded to the Ufer or equipment grounding conductors (ex. ground rods) and bonded.

Final Inspection: To be made after finish grading and the building is completed and ready for occupancy. The final building inspection includes all work and inspections being approved and the inspector receiving a package containing all documents required at final inspection (including but not limited to survey reports, special inspection reports, HERS reports, and Department (s) sign offs. All agency holds shall be cleared and the final building inspection shall be completed prior to the permit reaching "final status".

Certificate of Occupancy:

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