Inspection Procedures for As-Built Structures

This department has received an increasing number of building permit applications for structures which have already been constructed. The permits issued for such structures are based upon approved as-built plans. The Inspector/Plan Checker signing off as-built plans is being asked to verify that the structure has been constructed in accordance with the approved plans. However, the Inspector has not been able to observe the structure during the various stages of construction. This situation can be a difficult one for the Inspector, as well as the applicant. The procedures to be followed when inspection of such structures is performed are described below.

Responsibilities of the Inspector/Plan Checker

1. Verify that the foundation is constructed correctly, including:
   - Size of foundation
   - Depth below finished grade
   - Amount and placement of reinforcing steel
   - Other factors when specified in the approved plans

2. Verify the attachment of the structure to the foundation, including:
   - Anchor bolts
   - Hold-downs
   - Other anchoring devices or systems as specified in the approved plans

3. Verify the structural integrity of the structure, including:
   - Cripple walls
   - Shear wall construction and nailing
   - Connections of structural elements
   - Other structural elements as specified in the approved plans

4. Verify that the electrical system is installed according to the approved plans and the presently adopted code.

5. Verify that the plumbing systems are installed according to the approved plans and the presently adopted code.

6. Verify that the mechanical systems are installed according to the approved plans and the presently adopted code.
7. Verify that the California Energy Efficiency Standards have been followed according to the approved plans and currently adopted standards.

8. Verify that the California Accessibility Standards have been followed according to the approved plans and currently adopted standards.

Responsibilities of the Permit Holder

NOTE: As-built structures pose many unique, site-specific inspection problems. The Inspector/Plan Checker may permit modifications to the requirements listed below or may require additional testing and verification as necessary. At first inspection, the Building Inspector will indicate which of the items below must be done.

1. Expose a portion of the foundation so that the size and depth can be determined.

2. Provide written verification from a testing agency qualified to perform such an analysis that the reinforcing steel has been installed according to the approved plans. Ultrasonic, non-destructive testing is typically used for this testing.

3. Make the means of attachment of the structure to the foundation accessible for inspection. When the means of attachment are visible in a crawl space, an access opening must be within 20 feet of the means of attachment. In slab construction, the wall coverings must be removed to show the means of attachment.

4. Provide written verification by an engineer licensed by the State of California that the building is structurally sound.

5. Make the components of the electrical system visible by removing cover plates from receptacles, fixtures, subpanels, and services and pulling receptacles and switches out of the boxes and as otherwise required by the Inspector.

6. Provide written verification by an electrical contractor licensed by the State of California that the electric system meets the present code.

7. Make the components of the plumbing system visible by removing cover plates, access panels and as otherwise required by the inspector.

8. Provide written verification by a plumbing contractor licensed by the State of California that the plumbing system meets the present code.

9. Make the components of the mechanical system visible by removing cover plates, access panels and as otherwise required by the inspector. Provide a gas pressure test on all new gas lines.

10. Provide written verification by a mechanical contractor licensed by the State of California that the mechanical system meets the present code.