

## Frequently Asked Questions

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**NOTE:** For expanded information, contact Inspection via mail, e-mail, or phone.

**Mail:**

City of Los Banos

520 "J" Street

Los Banos, CA 93635

**Phone:** (209) 827-7005 ext 25

**E-mail:** [BuildingDepartment@losbanos.org](mailto:BuildingDepartment@losbanos.org)

## FREQUENTLY ASKED QUESTIONS

What is an Inspection?

Answer:

A building inspection is a process in which a trained professional checks footings, foundation, plumbing, electrical, mechanical, structural frame, insulation, lath and drywall, etc. to ensure they meet all municipal ordinances and State building codes. Through this process, the City also ensures that new and remodeled buildings are constructed according to the plans approved by the Community Development Department. By actively inspecting in-progress and completed construction, the City can help ensure that buildings meet all health and safety regulations.

When is an Inspection Required?

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**Inspections are required at the following stages of construction:**

**Underground or under slab plumbing, electrical, and mechanical:**

To be done after all pipes, conduits, and ducts are in place and secured, but before back filling.

**Footings:**

To be done after trenches or pad openings are excavated and cleared of loose materials or mud, forms erected and secured in place, and reinforcing in place and secured, but before concrete is placed.

**Foundation (often combined with footing inspection):**

To be done after forms and reinforcing are erected and secured or braces, but before concrete is placed.

**Under floor frame, including plumbing, electrical and mechanical:**

To be done after the substructure is complete and all pipes, wiring and ducts are in place and secured, but before flooring or insulation.

**Shear & Fireplace:**

All shear wall panels; all structural straps & hold downs & roof nail. For fire, full insulation of fireplace & chimney.

**Rough-in, all systems (rough plumbing, electrical, mechanical, gas piping, etc.):**

To be done before covering any work.

**Structural frame:**

To be done after all above systems are approved, all structural components which have been cut, notched, or altered for systems installations shall be replaced or repaired as indicated. Roof, wall and floor sheathing are to be in place and nailed. Bracing, blocking, and fire stops are to be complete and windows and doors are to be framed.

**Insulation:**

To be done after all insulation and moisture barriers are in place and secured. Includes walls, floors, perimeter foundation, ground covers, etc. Does not include loose insulation to be supported by ceiling finish materials. Weather protection shall be provided before insulation. Wet or soaked insulation will be rejected. Substantially wet or soaked wood construction is not to be covered with moisture barriers unless adequate provision is made for thorough drying of the structure.

**Lath and plaster:**

To be done on interior and exterior plaster system and all dry wall applications after nailing or other fastening system is complete and before tape, plaster, other coverings are applied. On multiple-layer drywall (fire walls), each layer of dry wall shall be inspected without exception.

**Other inspections:**

Other inspections may be required on particular jobs, in accordance with section 306 of the U.A.C. These other inspections will be indicated on the approved plans and specifications. When special inspections are specified on any particular job, a qualified and approved special inspector is to be at the job site whenever work requiring

special inspection is in progress.

**Final Inspections:**

Final electrical, plumbing, mechanical will be done after all such systems are complete, but before the final building inspection and before occupancy of the premises. The final building inspection is done only after all other required inspections have been done and approved, and before occupancy of the building.

How much does an Inspection Cost?

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**Answer:**

The costs of building inspection is included in the permit fee. However, there is a re-inspection fee, if an inspection call is made but the work is not ready for inspection or required corrections have not been completed. A re-inspection fee will also be charged if the approved plans are not available or the inspector cannot gain access to the site to perform the inspection.

What is a certificate of occupancy?

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**Answer:**

(For other than Single-Family dwellings): After the final inspection, when it is found that the building or structure complies with all code provisions of the City of Los Banos, your building inspector will issue a Certificate of Occupancy. No building or structure may be lawfully used or occupied until the Certificate of Occupancy has been issued.

## **INFORMATION**

How to request for an Inspection

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When the work is ready for an inspection, the contractor or person responsible for the specific work to be inspected should call the 24-hour inspection request line at (209) 827-7008 ext. 25. Have the following information ready:

- The permit number
  - Type of inspection requested
  - Your name and phone number
  - The address of the inspection as it appears on the permit
- Calls made prior to 7:00 A.M., will have inspections scheduled for the same day; calls made after 7:00 A.M. will be scheduled for the following day.

On-site Inspections

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A City Inspector will make one or more inspections of a project. These inspections ensure that the project will be safe and sound upon completion, and that the construction project complies with all applicable codes and ordinances. After the job has received a final inspection, the building permit will be kept on file in the Building Division of the Community development Department as evidence that the work has been completed.