



CITY OF BELLFLOWER BUILDING AND SAFETY DIVISION

16600 Civic Center Drive
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A) GRADING INSPECTIONS

1) Soils Engineer Approval

- City approved plans on site
- Conforms to plans
- Soil engineer stamp

2) Compaction Report Received

- City approved plans on site
- Field conditions conform to approved plan
- Verify bottom
- Certified fill
- Soil engineer stamp on geotechnical report

3) Rough Grading

- City approved plans on site
- Dust control
- Verify drainage
- Metal plates at entry/exit points to site

4) Final Grading Inspection

- City approved plans on site
- Clean up of site complete
- Rough grading inspection approved

B) NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) INSPECTIONS

1) Standard Best Management Practices (BMPs)

- City approved plans on site
- Soil stabilization
- Sediment control
- Erosion control (liquids)
- Wind erosion control
- Tracking control – construction site entrance and exit
- Non-storm water management
- Waste management and materials pollution control

2) Storm Water Pollution Prevention Plans (SWPPP) Inspections (sites 1 acre or greater)

- City approved plans on site
- Daily and weekly best management practice inspections
- Pre-storm and post storm inspections
- Storm water and hazardous substance inspections
- Vehicle cleaning and maintenance area inspections
- Demolition sites within 50 feet of a storm drain system inspections
- Slurries from concrete or mortar mixing operations inspections
- Wash water from cleaning of painting equipment
- Proper reporting and documentation

3) Standard Urban Storm Water Mitigation Plan (SUSMP) Inspections

- City approved plans on site
- Catch basin inspection
- Flow through planter area inspection
- Infiltration system inspection
- Roof drainage inspections

4) Standard Urban Storm Water Mitigation Plan (SUSMP) Final Inspection

- City approved plans on site
- Proper stencil at all drainage inlets (i.e. catch basins, trench drains)
- Properly constructed trash enclosures
- All BMPs properly installed per plans

C) BUILDING INSPECTIONS

1) **Construction Barrier/Fence**

- City approved plans on site
- 6 feet high fence
- Dust and debris control
- Perimeter of site

2) **Grade Beams and Pads**

- City approved plans on site
- Size and spacing of steel
- Correct location
- Deputy inspection

3) **Foundation/Trench Forms**

- City approved plans on site
- Width and depth
- Placement and size of rebar
- Hold downs/anchor bolts
- Correct setbacks
- Proper drainage

4) **Structural Concrete/Slab on Grade**

- City approved plans on site
- Vapor barrier
- Mesh and/or rebar reinforcement
- Hold downs
- Anchor bolts and plate washers
- Special deputy inspections when required

5) **Reinforced Masonry**

- City approved plans on site
- Width and depth of trench
- Rebar size and placement
- Weep holes
- Grout
- Cap

BUILDING INSPECTIONS (continued)

6) Raised Floor Framing

- City approved plans on site
- Girders
- Hangers
- Pier post connectors
- Treated plates
- Floor joist size, spacing and bearing
- Floor space ventilation
- Access to crawl space
- Cutting, notching and drilling

7) Under Floor Insulation

- City approved plans on site
- Thermal resistance (R-value)
- Secured properly
- Installed per manufacturer's specifications

8) Roof Diaphragm

- City approved plans on site
- Roof nailing
- Bearing points
- Joints on rafters
- Reflective shield installed

9) Shear Walls/Braced Walls

- City approved plans on site
- Placement as per approved plan
- Proper nailing pattern
- Verify plywood grade and thickness

10) Steel Framing/Moment Frames

- City approved plans on site
- Special deputy inspections when required
- Material certification
- Installed as per approved plan

BUILDING INSPECTIONS (continued)

11) Frame Inspection

- City approved plans on site
- Size, spacing and span of all members
- Joist hangers
- Metal hardware
- Post and beam connectors
- Window and door framing
- Trimmer and header joists
- Purlins and struts
- Plate attachment
- Fastening schedule
- Blocking
- Rafter ties
- Double top plates
- Penetrations sealed
- Drilling and notching
- Load transfer to foundation
- Roof ventilation
- Attic access

12) Insulation

- City approved plans on site
- Thermal resistance (R-value)
- Walls, floors and attic
- Installed per manufacturer's specifications

13) Interior Lath and Drywall

- City approved plans on site
- Nail/screw pattern
- Joints offset
- Various board types required

14) Exterior Lath and Siding

- City approved plans on site
- Weep screed
- Minimum lap
- Window flashing

BUILDING INSPECTIONS (continued)

15) Fire Rated Floor and Ceiling Assemblies

- City approved plans on site
- Layers as per approved plan
- Joints offset
- Fire safe caulking of voids

16) Fire Rated Wall Assemblies

- City approved plans on site
- Layers as per approved plan
- Joints offset
- Fire safe caulking of voids

17) Fire Sprinkler Hangers

- City approved plans on site
- Los Angeles County Fire approved plans on site
- Hanger support
- Spacing of hangers

18) T-Bar Ceilings and Bracing

- City approved plans on site
- Perimeter attachment to walls
- Hanger wires
- Compression straps

19) Final Building Inspection

- City approved plans on site
- All required items inspected and approved
- Smoke alarms and carbon monoxide detectors
- Stair hand rails
- All corrections addressed
- Planning Department approval
- Public Works Department approval
- Fire Department approval

D) MECHANICAL INSPECTIONS

1) **Wall Furnace**

- City approved plans on site
- Appliance connector/shut off valve
- Sealed ductwork
- Vent through roof with cap
- Approved hardware

2) **Forced Air Unit (FAU) In Cabinet**

- City approved plans on site
- Clearance in front and sides of firebox
- Upper and lower combustion air openings
- Vent through roof with cap
- Shut off valve
- Approved plenum

3) **Forced Air Unit (FAU) In Attic**

- City approved plans on site
- Proper size ceiling access
- Switched light and work platform
- Duplex receptacle for power
- Attic ventilation for combustion air
- Shut off valve
- Vent through roof with cap

4) **Rough Mechanical**

- City approved plans on site
- Duct work
- Properly sized supply and return air ducts
- Proper vent material
- Proper height (18") if in garage

5) **Commercial Hood**

- City approved plans on site
- Size of shaft
- Approved fire rated material
- Fire suppression system
- Flashed through roof

MECHANICAL INSPECTIONS (continued)

6) Final Mechanical Inspection

- City approved plans on site
- Accessible gas shut off valve
- AC compressor secured to pad
- AC lines shielded
- Fused shut-off at compressor

E) REROOF INSPECTIONS

1) Pre-roof, Tear Off or Sheathing

- City approved plans on site
- All but one layer of roof material remains
- All damaged sheathing has been replaced
- Proper nailing pattern used

2) Final Roof Inspection

- City approved plans on site
- All roofing material installed per manufacturers specifications
- All vents and chimneys properly flashed and sealed
- All roof valleys properly flashed

F) ELECTRICAL INSPECTIONS

1) **Temporary Power Pole**

- City approved plans on site
- Ground rods
- Main disconnect
- Ground Fault Circuit Interrupter (GFCI) protected

2) **System Ground**

- City approved plans on site
- Cold water pipe
- Ground rod
- Ufer ground

3) **Underground Electrical**

- City approved plans on site
- Depth of conduit
- Conduit size/material
- Watertight connections

4) **Rough Wiring/Rough Conduit**

- City approved plans on site
- Box connections/support
- Required branch circuits
- Outlet and switch placement
- Smoke and carbon monoxide alarm wiring
- Size of conductors

5) **Bonding**

- City approved plans on site
- Clamp from water line to gas line
- Conductor size
- Attached to cold water pipe

ELECTRICAL INSPECTIONS (con't)

6) Solar Systems

- City approved plans on site
- Labels on conduit and components
- Panels secured properly to roof
- Size of breakers and conductors
- Ground, inverter and disconnect
- Conduit painted to match roof or house

7) Electrical Service/Utility Release

- City approved plans on site
- Equipment location and clearance
- Main disconnect switch
- All circuits labeled
- Proper size service entrance conductors
- Riser/weather head
- Roof flashing
- Identify neutral
- Grounded properly

8) Final Electrical Inspection

- City approved plans on site
- All face plates secure
- No voids at electrical boxes
- Check for polarity/ground

G) PLUMBING INSPECTIONS

1) Underground/Floor Plumbing/Clean Outs

- City approved plans on site
- Size and direction of fittings/pipe
- No pipes embedded in concrete
- Vents downstream of trap
- Ferrous metals must be wrapped
- Uniform slope
- Protection of pipe through slab

2) Water Service

- City approved plans on site
- Size of meter
- Size of main
- Proper materials
- Water test
- Backflow prevention
- Shut off valve to building
- Water tight connections

3) Interceptor/Clarifier

- City approved plans on site
- Water test
- Vent/trap as per plan
- Separate from sanitary waste

4) Rough Plumbing

- City approved plans on site
- Vented through roof
- Proper fittings
- Clean outs
- 10 foot head test
- Hangers and straps for support
- Protective shield plates

5) Rough Gas System

- City approved plans on site
- Number of outlets
- British Thermal Unit (BTU) demand
- Distance from meter to every outlet

PLUMBING INSPECTIONS (con't)

6) Sewer

- City approved plans on site
- Clean out
- Static test
- Proper grade

7) Water Heater

- City approved plans on site
- Proper strapping
- Gas shut off valve
- Pressure and temperature relief valve with drain
- Appliance connector
- Vent/cap
- Clearance from combustible material
- Raised 18" in garage

8) Lawn Sprinklers

- City approved plans on site
- Backflow devices
- Height above grade
- Upstream shut off valve

9) Gas Test

- City approved plans on site
- 15 minute low pressure
- 30 minute medium pressure
- 1 to 16 psi increment gauge

10) Shower Pan and Test

- City approved plans on site
- Backing installed
- Corner reinforcement
- Weep holes clear
- Water test

11) Shower/Tub Lath

- City approved plans on site
- Lap of material
- Approved nailing
- Water proof backing

PLUMBING INSPECTIONS (con't)

12) Gas Final

- City approved plans on site
- Pressure test
- Appliance connections
- Shut off valves

13) Final Plumbing Inspection

- City approved plans on site
- Fixtures set, caulked and watertight
- Supply lines attached
- Water leak test

H) DEMOLITION INSPECTIONS

1) Construction/Barrier Fence

- City approved plans on site
- 6 feet high
- Dust and debris control
- Site perimeter

2) Utilities Shut Off and Capped

- City approved plans on site
- Gas shut off
- Water shut off
- Electrical shut off
- Sewer capped

3) Final Demolition Inspection

- City approved plans on site
- Site is clean and safe
- Storm runoff controls in place

I) POOL INSPECTIONS

1) **Location and Setbacks (Pool and Equipment)**

- City approved plans on site
- Construction barrier
- Correct setbacks
- Los Angeles Health Department approval on plans (public pools)

2) **Pre-Gunite**

- City approved plans on site
- Placement of steel
- Placement of pool/spa piping
- Main drain inspection
- Light niche

3) **Pre-Deck**

- City approved plans on site
- Bonding
- Rebar
- Sand base

4) **Underground Electrical**

- City approved plans on site
- Conduit
- Bonding
- Junction box

5) **Underground Plumbing/Gas**

- City approved plans on site
- Gas line
- Pressure test
- Test of pool piping (35 psi)

6) **Final Pool Inspection**

- City approved plans on site
- Pool enclosure/alarms
- All equipment in place
- Ground Fault Circuit Interrupter (GFCI) outlet at equipment

J) PLANNING DEPARTMENT INSPECTIONS

1) Final Planning Department Inspection

- City approved plans on site
- All Planning Department requirements are completed
- Contact your case planner to schedule an inspection

K) LOS ANGELES COUNTY FIRE INSPECTIONS

1) Final Fire Department

- City approved plans on site
- Los Angeles County Fire Department approved plans on site
- Contact Los Angeles County Fire Department to schedule an inspection