

Residential Inspection Procedures

Contractor presence is encouraged but not required at building inspections.

Work will be subject to spot inspection

2-hour notice is required.

- **Concrete footing, foundation wall and pier inspections:**

* Inspections **MUST** be scheduled for the day concrete is to be poured when ground temperatures are hovering around freezing. Ground temperature will be checked.

24-hour notice is required

- **Ground rough plumbing inspections.**

- * **Sewer and water line inspection:**

- * **On-grade concrete slab inspections (other than driveway approaches and sidewalks):**

* A min. 6 mil. Poly vapor barrier is required under slab on grade at occupancy areas.

* Steel reinforcement is required in all on-grade concrete slabs, except driveway approach.

* Steel reinforcing bar is **required** to be **mounted** on approved **chairs**.

- **Gas Service inspection:**

* Gas pressure test is performed to the 2012 ICC specifications.

- **Electrical service inspections:**

* This inspection will be performed during the all trade rough-in inspection except for upgrades and repairs.

- **All trade rough-in inspections to include:**

- **Framing, Plumbing, Electrical & HVAC.**

- **Sidewalk and driveway approach inspections:**

* Our Building Department will perform these inspections. When you call, our staff will direct your request to them for service.

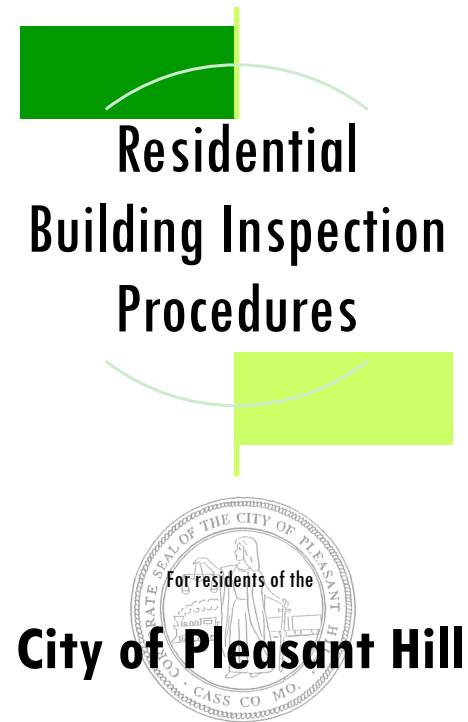
* Steel reinforcement on approved chairs is required in all concrete sidewalk slabs.

- **Drywall inspections & Occupancy separation drywall inspections:**

- Final Occupancy inspections:**

* Certificate of Occupancy (temporary or final) will typically be issued within two business days.

* Confirmation of approval may be faxed for quick real estate closings if requested.



Community Development Department

Website: www.pleasanthill.com

Tel: 816-540-3135

Procedures

Builders and Contractors:

In Pleasant Hill, we are concerned foremost with on thing - **Life Safety**. Not only for the future owners and tenants of buildings, but for you the Builders and Contractors, as well as City Staff.

We are a service organization and view ourselves as a partner on your construction project. Our goal is to provide you services in a timely and efficient manner and to assist you in learning to prepare for successful inspections.

All Construction shall meet the 2012 ICC Suite of Codes.

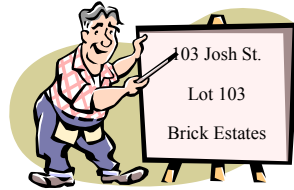
Here is a good rule of thumb to remember in Pleasant Hill:

Ready and Right

Make sure you are **READY** and that everything is **RIGHT** before scheduling your inspection. We expect you, the Builders and Contractors, to pre-inspect your work before calling for an inspection. By doing so, your City inspection will be predictable and go smoothly and quickly.

We look forward to working together with all of you and we are here to answer your questions. Should you have any questions or encounter a situation where you're not sure how to proceed, simply contact us. We will do everything possible to assist you.

General Construction Procedures



Property Identification:

All new construction projects require a temporary property identification marker be placed in front of the building line on the property. This marker must show both the lot number and street address of the property in eight inch (8") minimum Orange lettering. This temporary property identification must remain in place until such time permanent property identification is in place. For residential projects, this information may be displayed on the foundation once it is in place.

Building Permit:

You will be issued an 8-1/2" x 11" Orange Building Permit placard in a plastic sleeve. This placard must be displayed on the job site at all times during construction. During the initial phases of construction, it should be affixed to the temporary property identification marker described above. Once exterior framing is complete, it may be displayed from inside a front window.

Inspection Record:

The official inspection record is maintained on computer at City Hall.

All Contractors must possess a Pleasant Hill Occupation License prior to issuance of Permit

Construction Inspections:

*All inspection requests **MUST** be called in to the main city hall number, 816-540-3135.

*Public Works and Building Inspections will be performed daily between 8am-12pm & 1pm-4pm Monday through Friday except City observed holidays.

Wind Braced Walls:

Due to the various designs for **Wind Braced Walls**, we will be doing a spot check of these walls for proper nailing at exterior and interior locations as described on the "Approved" plans submitted to the City.

Temporary Ladders:

For the safety of City Staff, we require temporary ladders be installed to provide access to any level not otherwise accessible where the adjacent level exceeds twenty-four inches (24") in height. These temporary ladders must be in place at the time of your scheduled inspection.

Temporary Guardrails and Handrails:

Also for the safety of City Staff, we require temporary guardrails and handrails be installed to provide fall protection anywhere construction would require such rails. These temporary guardrails and handrails must be in place during construction and at the time of your scheduled inspection.