

Conversion of Garage to Accessory Dwelling Unit# Inspection Checklist **Compliance with all 5 Inspections Required for Completion (FINAL)**

#This conversion can be either detached or attached to the existing residence It shall be single-story, with gable roof, cripple wall less than 14 feet, roofing material less 6 psf, braced prescriptively, and shall have no ASCE 7-16 vertical or horizontal irregularities, additions/increase in existing footprint, unpermitted, not located in a basement area, or within a hillside area.

(0) Complete all Pre-Planning and Coordination Requirements (Pre-Job Start Inspection-Applicant Road map and Inspection Checklist)

(1) First Inspection: Underground Utility (identify points of connection)

- (1) B1- Location / Setbacks
- (2) P2- Underfloor/Under slab Plumbing (top out test)
- (3) E3-Underground Electrical
- (4) P1- Water Service
- (5) P13 -Underground Gas Piping
- (6) P8 -Backflow Preventer
- (7) P7- Sewer Connection

(2) Second Inspection: Foundation/Slab (do not install any walls on slab until vapor barrier is approved)

- (1) 01-Special Inspection Reports
- (2) B17- Floor Slab & Steel
- (3) E2 -Service Ground (UFER if used)
- (4) B6- Anchor Bolts/ Hold Downs
- (5) B13- Limited Rough Electrical, Mechanical, Plumbing (*This is a partial rough MEP Inspection for Interior Shear walls prior to installation of Shear Wall panels*)
- (6) B16 -Fame/Bracing (*This is a partial Inspection for Exterior Shear walls for nailing prior to window installation and Shear Wall Preparation if shear walls are prepared on interior of home*)
- (7) B17- Insulation (limited to interior shear wall location-pre-shear wall inspection)

(3) Third Inspection: Final Frame- Rough Electrical-Rough Mechanical-Rough Plumbing (*insulation for walls and ceiling on site for verification)

- (1) 01-Special Inspection Reports
- (2) B27 - Vapor Barrier (vapor barrier over slab prior to interior walls)
- (3) B13-Roof Sheathing
- (4) E2- Service Ground (grounding Electrode System)
- (5) E6- Rough Wiring, E8 Rough Electrical
- (6) E7 -Distribution Panel (location and equipment clearances, main feeders disconnect means with permanent plaque for source where feeders enter building)
- (7) E11-Service Panel (location and equipment clearances, main feeders disconnect means with permanent plaque for source where feeders enter building)
- (8) B12 Window replacement/Installation (sill pan flashings, flashing/counter flashing A or B method)
- (9) E9- Smoke Detector (rough verify interconnection and locations)
- (10)M5-rough Mechanical (Indoor Air Quality Fan, Mechanical Equipment Locations)
- (11)P6- Rough Plumbing (entrance shut off, Water Heater location, top out test)

- (12)P5 Rough Gas Piping (preliminary gas test performed at this time prior to closing walls, entrance shut off)
- (13)M2- Exhaust Vent (bathroom, kitchen, laundry exhaust vents and location of termination)
- (14)M4- Duct Work
- (15)B16-Fame/Bracing (final hold down and anchorage, pre fire inspection for fire blocking/putty pads for party wall etc.)

(4) Fourth Inspection: Drywall, Shower Pan and Exterior Lath (* virtual inspection of Insulation or insulation certificate prior to this inspection)

- (1) B18- Interior Lath/Drywall
- (2) B19-Exterior Lath
- (3) B21- Rated Floor/Ceiling (termination of all fire barriers per code)
- (4) B22 -Rated Walls
- (5) P3 -Shower pan
- (6) P12 -Gas (Test/Final)

(5) Final Inspection:

- (1) O1-05 A1-A3- Final Approvals and Agency Approvals (if required) Fire Final Inspection Reports (HERS, Recycle C&D EPD Final)
- (2) B26 -Lot Drainage
- (3) E13 -Final Electrical (panel circuit labels, disconnect means plaque, E7 Distribution Panels, E11 Service Panel- Arch Fault Breakers CAFCI ALL 15+20 Circuits, Intersystem Bonding Bridge, Grounding Electrode System)
- (4) M13 -Final Mechanical (rodent protection for all vents/openings, painted vents, and roof penetrations)
- (5) P14- Final Plumbing (cleanouts, corrosion protection for pipes, uv protection for all abs)
- (6) Building final- B28 Address Posted, Utility Release (Gas/Electric), Signature Cards Update, EPICL LA Updated with Reports
- (7) Certificate of occupancy Issued- Certificate fees paid; all project Permits Closed in EPIC LA (2-6 Weeks for paper Cert. issuance)

****All insulation materials shall be on site during rough inspection for verification of the R-Value for ceiling and walls. Contractor shall coordinate with the inspector for photo/video/virtual inspection of insulation prior to fourth (4) inspection prior to moving forward to drywall installation. Insulation inspection with proper documentation and verification will eliminate added inspections.***