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- Flame/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.