

CITY OF MILPITAS

Office of Building Safety
455 E. Calaveras Blvd.
Milpitas, CA 95035
408-586-3240
www.milpitas.gov



Typical Schedule of Building Inspection (Single Story Commercial)

No two projects are alike, but typically are as outlined below. Please confirm with the inspector assigned to your project for next inspection required.

Typical inspections shall be as follows for raised floor/foundation type –

1. Foundation Inspection/Setback Verification (Foundation, Electrical Underground) - Electrical ufer ground and underground service conduit (if service lateral is from underground where panel to be located or relocated). Any foundation vents/sleeves. Special Inspection completed prior to this inspection as required by approved plans. Survey letter may be required for location of foundation.
2. Underfloor (Floor System, Mechanical Rough, Electrical Underfloor, Plumbing Underfloor) - framing, blocking, strapping, anchor bolting, and mechanical/electrical/plumbing on test (MEP all trades) as required by design.
3. Underfloor insulation - to be protected until building is weather tight.
4. Floor sheathing fasten (Floor System) - nail or screw, drag nail as required by approved plans.
5. Continue with Items #3 through 8 below (from here this schedule same as slab on grade type foundation requirements).

Typical inspections shall be as follows for slab on grade foundation type –

1. Underslab (Rough Mechanical, Electrical Underground, Plumbing Underground)- mechanical/electrical/plumbing as required by design and setback verification. Slab edge forms shall be installed at this time. Survey letter may be required for location and elevation of foundation/slab.
2. Footing/Slab on Grade (Foundation, Electrical Underground) - moisture test within 72 hours for slab, vapor barrier and gravel, footing size/depth and location, slab thickness, rebar/cables, sill and hold down bolts/straps in place. Electrical ufer ground and underground service conduit (if service lateral is from underground where panel to be located or relocated). Possible electrical conduit and plumbing sleeves. Special Inspection completed prior to this inspection as required by approved plans.
3. Roof and shear (Ext/Struct, Int/Struct) - including framing, roof trusses/framing, sheathing fastening, strapping, anchor bolting, hold downs, etc. Concrete or CMU walls.
4. Combination Rough Inspections (Ext/Struct, Int/Struct, Rough Mechanical, Rough Electrical, Rough Plumbing) – all trades including leak tests for domestic and DWV piping with roof loaded and exterior weather tight.
5. Insulation inspection (Attic may be at final inspection if blown in).
6. Drywall (Finish)/Gas Piping Test (Plumbing Topout)/Lath Inspection (Finish) - prior to mud and tape or stucco application (including glass mat or cement backer boards at restrooms where required), gas test.
7. PG&E Meter Releases - electric and gas as required.
8. Combination final Inspections – (all trades finals) and required documentation verification.

Questions:

If you have any questions regarding your project, please contact the Office of Building Safety at (408) 586-3240.