

CITY OF MILPITAS

Office of Building Safety
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Milpitas, CA 95035
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Typical Schedule of Building Inspection (Single Family Wood Framed Residential)

No two projects are alike, but typically are as outlined below. Please confirm with the inspector assigned to your project for next inspection required. Do not cover unless approved!

Typical inspections shall be as follows for raised floor/raised foundation type (stem walls) –

1. Foundation Inspection/Setback Verification (2015 Foundation, 2400 Electrical Underground) - Electrical concrete-encased grounding electrode (“ufer”) 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. Survey letter may be required for location of foundation.
2. Underfloor (2055 Floor System, 2500 Mechanical Underfloor, 2410 Electrical Underfloor, 2620 Plumbing Underfloor) – Framing, blocking, strapping, and anchor bolting, plumbing/electrical/mechanical (all trades) as required by design.
3. Underfloor insulation (2135) - To be protected until building is weather tight.
4. Floor sheathing fasten (2055 Floor System) - Nail or screw, drag nail as required by approved plans.
5. Continue with Items #3 through #8 below (from this point the schedule is the same as a slab on grade type construction).

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

1. Under-slab (2510 Rough Mechanical, 2400 Electrical Underground, 2600 Plumbing Underground) - Mechanical/electrical conduits/plumbing on test 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 (2015 Foundation, 2400 Electrical Underground, 2600 Plumbing Underground as required by design) - 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 concrete-encased grounding electrode (“ufer”) and underground service conduit (if service lateral is from underground where panel to be located or relocated). Possible conduit and plumbing sleeves. Special Inspection completed prior to this inspection as required.
3. Roof and shear (2075 Ext/Struct and 2095 Int/Struct) - Including walls and 2nd floor framing (if applicable), roof trusses/framing, sheathing nail, strapping, anchor bolting, hold downs, etc.
4. Combination Rough Inspections (2075 Ext/Struct, 2095 Int/Struct, 2510 Rough Mechanical, 2420 Rough Electrical, 2610 Rough Plumbing) - Including fire blocking, leak tests for potable domestic and DWV piping, all trades with roof loaded and exterior weather tight.
5. Insulation inspection (2135) - Attic may be at final inspection if blown in.
6. Drywall (2700 Finish)/Gas Piping Test (2640 Plumbing Topout)/Lath Inspections (2700 Finish) - Prior to mud and tape or stucco application (including glass mat or cement backer boards at bathrooms where required).
7. PG&E Meter Releases (Electric 2440, Gas 2660) - Electric and gas as required.
8. Combination final Inspections – (All trades finals 2800, 2520, 2450, 2650) and required documentation verification.

Questions:

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