

CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT

INSPECTION PROCEDURES

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Rough Inspection Requirements

To allow building inspectors time to complete more inspection stops each day, the following will be done separately:

Roof Nail (roof framing systems): includes Building Height by surveyor(s)

Rough Electrical: must include "Green" sheet for inspection

Rough Plumbing: must include water calculation sheet

Rough Mechanical: can be combined with either the rough electrical inspection or the rough plumbing inspection.

Framing: call for inspection only after roof nail, rough plumbing, rough mechanical, and rough electrical inspections have been approved.

Inspection Carry-Overs

When Building Inspectors are not able to complete all assigned work, the uncompleted inspection(s) will be carried over to the next work day. Carried inspections will take priority over all other scheduled inspections. In these cases, the inspectors are required to notify the responsible contractor or owner/builder.

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Re-inspection Fees

All inspection requests that are not ready for inspection and not canceled directly with the assigned inspector prior to 9:00 a.m. on inspection day, will be charged a re-inspection fee. To provide better and more effective service and to eliminate requests for re-inspection when jobs are not ready, a re-inspection fee warning notice will be issued.

Only two (2) inspections will be permitted for inspections of written corrections per discipline. On the 2nd visit the inspection must be approved or a re-inspection fee will be issued. No further inspections, for any trade, will be performed until the re-inspection fee is paid.

Construction Site Fencing Requirements

The work of demolishing and/or constructing any building or structure shall not begin until the entire site is secured by a fence. This fence is in addition to the pedestrian protection requirement (if needed) and shall remain in place in good functional condition until construction is completed. An occupied building does not require fencing.

- The fence must be a minimum 5-feet high.
- The fence must be chain link with green screen.
- The fence must be maintained at all times.
- Protected trees must have a minimum 5-ft chain link fence around them at all times.
- Tree(s) must be watered as needed

It is okay to leave portions of the fence open during work hours, but it must be secured properly after hours.

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Demolition

During the demolition inspection, the following shall be inspected and verified:

1. Power line height(s) and clearance(s), including the neighbors' wires.
2. Proposed utility locations, including sewer and water meter locations (City), telephone (Verizon), Cable TV (Time Warner), electric (So. Calif. Edison), and gas (So. Calif. Gas Co.). Sources should be spotted or determined from the site plan and/or job site.
3. Document all corner points with camera.
4. Verify corner point elevations and compare to signed survey.
5. Photo existing retaining walls.
6. Determine if new soil has been added to site.
7. Determine if drainage device(s) required.
8. Minimum 5-foot fence with green screen installed at time of inspection.
9. Catch basin at street to be sandbagged.
10. If cesspool abandoned where structure is to be built, it shall be located and filled with slurry mix or compaction report provided.
11. Check protection fence (5 ft chain link) for trees, or tree removal permit.
12. TAKE PHOTOS of tree(s)
13. Elevations for roof height calcs:

NE _____
NW _____
SE _____
SW _____

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Abandoned Cesspool or Septic Tank

If an abandoned cesspool or septic tank is identified at a proposed job site, the following must be done **prior** to any demolition or issuance of demolition permit:

1. During applicant requested inspection for pre-demolition or pre-height verification with the inspector, the applicant will expose the location of the cesspool or septic tank.
2. If the cesspool or septic tank has no impact on the proposed addition, remodel, or new structure(s), the location need only be noted for city records and covered and re-compacted properly.
3. If the cesspool or septic tank impacts the proposed addition(s), remodel, or new structure(s), the applicant may: (a) remove all soil and fill and replace it with appropriate compacting material such as slurry or concrete; or (b) obtain a written report from a California licensed soils engineer to demonstrate by analysis the engineer's recommendation for a building official review or to verify minimum 90% compaction of abandoned or septic tank; or (c) barricade existing cesspool or septic tank, complete demolition and then do (a) or (b) above.
4. If all soil is removed from the cesspool or septic tank, an additional inspection will be required so that the inspector can verify that all soil has been removed and the bottom of the cesspool or septic tank is in appropriate condition for compacting material above it.
5. To find an abandoned septic tank or cesspool, it is recommended that the builders/contractors carefully trace above the existing clay sewer pipes until it branches out to the cesspool or septic tank. Sometimes a "grid system" technique will be necessary to locate the abandoned sewer system. The grid system may be done by plotting 12" by 12" squares on the lot and using a long pole, poking down at each square until the hard cover of the cesspool or septic tank is found, or the extra fine soft sand is found.
6. Once cesspool is excavated, contractor must immediately provide protection over the top to prevent an accident.

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Shoring Pre-Inspection

During the shoring pre-inspection, the following shall be inspected and verified:

1. The contractor or owner/builder submits shoring plans, calculations, and specifications.
2. A Shoring Pre-inspection Agreement is signed by the contractor or owner/builder.
3. The plans and specifications are checked, and the plan check process is completed by the City and ready to issue except for a required site inspection.
4. The site inspection is performed by the building inspector after a building or structure is demolished and before construction is started to verify if the plans are comparable to actual site conditions.
5. The owner or contractor is notified of the guardrail protection requirement in writing. Guardrail (if required) must be shown on shoring plans and constructed before final shoring inspection.
6. If the approved plans are similar to the site condition, then the permit is okayed for issue; if not similar, the Plan Check Engineer is notified by attaching a handwritten note to the plan check folder.
7. The owner/contractor is alerted in writing that a compliance statement from designer engineer/soil engineer and/or deputy inspector is required to be submitted to the City prior to the final inspection of the shoring.
8. Steel inspection is required before placement. Contractor must provide steel certificates.

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Foundation Inspection

During the foundation inspection, the following shall be inspected and verified:

1. Need structural observation letter(s) **before** footings are approved. These forms must be at job site at the time of inspection. No inspection without Engineer's letter.
2. Check to see if the cesspool/septic tank issue is resolved. No foundation inspection will be performed until the issue is resolved.
3. With stamped approved plans, inspect forms width and depth and reinforcing steel.
4. With signed survey, check setbacks using pins or property corner tags and possibly a string line.
5. Check hardware such as hold-down embedment, location, and mechanical equipment protection barrier.
6. Check telephone and TV electric sweeps - schedule PVC 40. Sweeps and risers outside house are to be PVC 80 if exposed.
7. Inspect UFER ground.
8. Check that shoring letter or letters have been submitted to City; may require soils engineer's signature as well as project engineer's signature.
9. Check to see if sewer cap and demolition have been signed off. Sewer cap must be inspected and signed off prior to approving the foundation inspection.
10. Parking garage and carport sizes (driveway slope requirement maximum 15%).
11. Survey verification is required for finished garage floor elevation before slab inspection #235 can be approved.
12. Stairs - equal treads - check exterior stairs' width with allowance for fences, handrails, and guardrails. Minimum stairs' clearance width shall be 36". Typical on projects with 3 ft side yards.
13. Grade beam(s) need deputy inspection and laboratory reports to verify concrete pour is a minimum of 3000 psi.

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Ground Work Plumbing

During the ground plumbing inspection, the following will be inspected and verified:

1. Verify backwater valve is required.
2. Number of toilets: greater than three toilets requires 4-inch drain line.
3. Sump pump and calculations
4. Grade or slope minimum 2%
5. Cleanouts.
6. Ten-foot head of water under test.
7. Copper under test.
8. Type of material - drainage and supply.
9. Check gas lines to be properly sleeved , vented, and tested.
10. Check that Sanitary Tee fitting is not on its back.
11. Wrapping expansion protection.
12. Condominium requirements: no back to back drains or vents; separate sewer laterals.
13. Three levels DWV - no plastic.
14. All hot water lines buried/exposed - minimum R4.
15. Commercial Buildings - all metal.
16. Bends - 135° maximum without cleanout.

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Floor Joist & Floor Nail

During the floor joist inspection, the following shall be checked and inspected:

1. Cross vents, 1 square foot for each 150 square feet of under floor area, or knockouts, equal distribution.
2. Joists 18" clearance to ground, girders minimum 12" to ground, or treated wood or approved wood of natural resistance to decay.
3. Minimum 24" by 18" unobstructed access for all under floor areas.
4. Positive connection between post and girder.
5. Wood post must be minimum 6" above grade or treated wood or approved wood or natural resistance to decay.
6. Cripple walls 14" or higher requires solid blocking or plywood.
7. Hold downs and bolts as required by plan and Anchor Bolts 2 per piece, no closer than 4" and not greater than 12" of ends.
8. Shear transfer, shear plywood, and nailing as required by plan.
9. Block all points of bearing on joists and girders.
10. Floor diaphragm nailing per approved plans.
11. Remove all shiners.
12. Floor area must be clear of all materials.

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Rough Plumbing

During the rough plumbing inspection, the following shall be checked and inspected:

1. Check waste and vent to be full of water for test.
2. Gas line air test, Underground gas isolation fitting.
3. All vents including water heater through roof unless connected to forced air unit.
4. Deck/roof drains under test. 3" horizontal drain rainwater.
5. Support all vents, drains, gas line, closet bends.
6. Backwater valves access.
7. Penetration of fire walls (and the required proper protection).
8. Shower stall's size/dimension and the minimum required area in square inches. Showers must have pressure balance valves.
9. Toilet clearance (front and sides).
10. Disabled person toilet requirements, if required (commercial buildings). See handout. [State Building Code]
11. Check grade (no reverse) of Vent. Also water heater maximum vent and connector horizontal 75% of vertical.
12. Water heater vent minimum 4' from property line.
13. Condominium requirements: no back-to-back vents; separate sewer laterals; acoustical requirements at common wall/ceiling-floor; and Smitty pans for upper level water heater, dishwasher, or washing machine over living area. [MBMC 10.52.110]

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ROUGH PLUMBING (CONTINUED)

14. Insulate all hot water piping. [MBMC 9.01.100]
15. Pre-plumb piping and sensor wiring from water heater to roof top above for future solar water heating. [MBMC 9.01.100]
16. ULF toilets and urinals notification.
17. Trap primers.
18. Standpipe 18"-30" above trap; trap inlet 6"-18" above floor.
19. Ream check required for copper water pipe.
20. Gas sizing for Tankless Water heaters.

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Rough Electrical

During the rough electrical inspection, the following shall be inspected and verified:

1. Layout green sheet to be provided at rough electrical inspection. Sheet to include identification of home runs, fluorescent lighting requirements, wire sizing, and switching pending legal approval. [MBMC 9.12.060]
2. Sub panel - size of feeder. [NEC 310-16]
3. Kitchen outlets GFCI and fluorescent lighting notice for entire house. [CEC Title 24]
4. Written notice to prepare for underground utilities inspection as condition for approval of rough electrical inspection. [MBMC 9.12.130]
5. Smoke detector - notice of interconnections [MBMC 9.12.120] of new construction in residential, locations, alarms (include basement; 24" + high ceiling above hall = 2 detectors: high ceiling & hall). '91 UBC requires battery backup, and in all bedrooms.
6. Ground wire - outside (Armored Cable) protected, size (e.g., 200 amps = #4; 100 amps = #8).
7. Sub panel prohibited location - clothes closet
8. Wire size to amp - service entrance conductor unless underground. [NEC 310-16, Table 3]
9. '6 & 12 Rule' outlet spacing (residential); kitchen - within 2' from any end, 4' o.c. elsewhere. For any counter 12' or wider needs outlets. Residential hall 10' or longer needs at least 1 outlet. [MBMC 9.12.110]
10. AFCI's are required in all bedrooms on all outlets. (i.e. lights, receptacles, fans and smoke detectors.
11. Install "Energy Star" bathroom fan vented to the outside. [MBMC 9.01.100]
12. Verify solar wire is installed to the roof top. [MBMC 9.01.100]
13. No aluminum conductors. [MBMC 9.12.180]

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ROUGH ELECTRICAL (CONTINUED)

14. All grounds to be mechanically connected at all boxes including switches, fixtures, and outlets.
15. Protect conductors less than 1-1/4" from face of stud.
16. Service entrance riser multi-family minimum 1-1/2" rigid steel; SFD minimum 1-1/4" rigid steel. [MBMC 9.12.140]
17. I.C. recessed fixtures with airtight label is required.
18. GFCI outlets adjacent to each bathroom lav and for front and back of house, garages and wet locations.
19. Recessed lights are not permitted above garage and guest parking to occupancy above. Minimum 1 hour rating.
20. Underground future stub out if over 50% remodel. [MBMC 9.12.130.]
21. Bond for above ground metal gas piping upstream from equipment shutoff valve.
22. Incandescent lamps in closets require a covered lens.
23. Note: Torque test requirements at final electric, if main service exceeds 200amps.
24. Note: Final working space in front of the electrical panel enclosure to any structure or walls is 36" clear.
25. Note: SCE does not allow electric panel in minimum-sized open guest parking area.

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Rough Mechanical

During the rough mechanical inspection, the following shall be inspected and verified:

1. Attic forced air unit switch for light, within arms distance of access adjacent to access and receptacle (not pull chain). Occupancy sensor
2. Clearances (head room, combustibles, floor, roof, vent).
3. Attic work platform and catwalk if required by MFG and UMC under floor access.
4. Listed for use.
5. Adequate combustion air. [High and low within 12” of top and bottom]
6. Horizontal vent maximum 75% of the length of vertical (horizontal equals less than 45 degrees from vertical). All vent connectors to be accessible.
7. Vent minimum slope quarter inch horizontal.
8. Energy design compliance (efficiency, BTU's, model, make). [CEC 2007]
9. Closet FAU return air separate from combustion air. Minimum 10 feet.
10. Closet allowance for upper and lower combustion air and return air.
11. Closet platform fire stopped.
12. Closet clearances at final energy; energy design at final.
13. Vent and clearances. Plate line fire stops.
14. Use duct mastic on all duct joints and seams. [MBMC 9.01.100]
15. “Energy Star” exhaust fans are required for all bathrooms.
16. Under floor ducts require 18” clear under ducts.
17. Under floor forced air unit - same as attic except if on ground, slab four inches. If suspended, forced air unit six inch to ground.

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ROUGH MECHANICAL (CONTINUED)

18. If multiple appliance venting, must be listed, same floor, the areas of the largest plus 50% of areas of additional vent connectors.
19. Manufacturers or Code vent termination (four feet from property line).
20. Direct vent - Less than or equal to 50,000 - minimum nine (9) inches from any opening; greater than 50,000 and less than or equal to 65,000 - 12-inch vent termination clearances; bottom of vent and air intake minimum 12 inches across grade.
21. Exhaust fan connection - three (3) feet from opening.
22. Vacuum lines - penetration/metal in garage
23. Garage exhaust, if required.
24. Smooth dryer vent. Maximum 14' + 2 - 90' (beyond 2 - 90' subtract 2 feet from overall maximum length for each additional 90').
25. Installation Instructions.
26. Secondary condensate. Locate over a window, if possible, on the outside of the building.
27. Primary condensate must go to a trapped fixture.

INSPECTION PROCEDURES

Rough Roof Nailing (Framing System)

During the roof nail framing system inspection, the following shall be inspected and verified:

1. Roof height – provide height survey from licensed surveyor and Structural Observation.
2. Eaves projection clearance - 1-hour requirements. Maximum 6” projection on 3ft. side yards, heavy timber required or stucco.
3. Roof drain and overflow (scupper 3X area of the drain).
4. Straps.
5. Blocking.
6. Drag struts.
7. Rafter
8. Shear transfer - roof plywood to block to top plates.
9. Lumber grade.
10. Plywood grade and proper spacing
11. Structural (spans, spacing).
12. Attic vents clearance.
13. All penetrations including vents, flues, solar, exhaust through sheathing before inspection.
14. Nail penetration of plywood cannot fracture. Face of plywood.
15. Shiners must be removed from plywood.
16. Post to beam connections require a metal connection.

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ROUGH ROOF NAILING (CONTINUED)

17. All roof metal (flashing, dormer vents, roof to wall, drain, overflow, and ventilation).
18. Skylights-doubled rafters and joists.
19. Chimney height clearance - two feet above, 10 feet away from roof.
20. Fireplace chimney at final measurement has a maximum 3-foot width and 5-foot length including cap can be 5 feet over maximum building height. Larger dimensions cannot be over maximum height.

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Framing

During the framing inspection, the following shall be inspected and verified:

1. All door and window frame-in openings with proper flashing. Remodel or addition.
2. Structural observations (from engineer of record) are required over 1500 sq. ft. remodel or addition.
3. Anchor bolts: location, spacing, size (diameter + length).
4. Plate breaks (anchor per code).
5. Hold downs - anchor bolt location and the proper standoff.
6. Identify construction details.
7. Identify shear panels, nailing, blocking if drywall, 3x members where needed, sill plate nailing on raised or second floor, A35's, double sided shear.
8. Drag strut connections: strap size, nailing, proper connection.
9. Joist system: spacing, size, grade, span, blocking, nailing. Approved shop drawings. Welding certificate and shop certification.
10. Headers, trimmers, trimmer supports to floor, window size, sill height escape requirements, bathroom vent minimum one and one-half square feet and 1/20 of the floor area. If no full height trimmer or trimmer not nailed to king stud, then header hanger is required.
11. Verify dimensions on stair rise and run. Check stairway clear width minimum 36".
12. Rail or guard ballisters may not encroach into 36-inch width of stair.
13. Hall width not less than 36". Minimum 7'0" clear headroom.
14. Fire stop drops, chimneys, and duct pass-through floors.
15. Walls higher than 10 feet require solid blocking.

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FRAMING (CONTINUED)

16. Finish measurements: Habitable ceiling height = 7'6"; others: kitchen, hallway, bath, stairway, landing = 7'; stairs = 6'8".
17. Strap or post base for piers.
18. Approved flashing around exterior openings - lap flashing.
19. One-hour walls less than three (3) feet to property line, bay windows minimum three (3) feet to property line.
20. Open and unenclosed interior stairs (Planning and Zoning requirements).
21. Hinge walls are not allowed (must be balloon framing).
22. Fireplace less than 3' to property line to have combustion air opening. May not be parallel to property line plus gas key not within required hearth.
23. National Elevator Inspection Service (800) 886-6347.
24. Fire Department must approve where fire sprinklers are required.
25. Copy of grade beam lab report(s), deputy inspector report(s), welding certificate/ultrasonic welding test results.
26. Steel fabricator's letter

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Insulation

During the insulation inspection, the following shall be inspected and verified:

1. Review the California Energy Design for project address - CF-1R.
2. Check “R” value of all insulation per Energy Design requirements.
3. Caulk all floor soleplates and exterior openings. All caulking with Low Volatile Organic Compound (Low VOC). MBMC 9.01.100
4. At raised floors, paper or foil backing shall not be exposed.
5. Request Certificate of Insulation (**City form**) for final building inspection.
6. Check that clips or wires are used at raised floors to keep insulation in place.
7. Airtight recessed I.C. lights in required areas. Non-rated lights in other than required areas to have 3” clearance on each side.
8. Install low-emitting insulation and caulking in required areas of walls, floors, ceilings, and roof. [MBMC 9.01.100]

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Lath and Drywall

During the lath and drywall inspection, the following shall be inspected and verified:

1. Weep screed four (4) inches above grade minimum.
2. Double grade D paper at plywood where exterior lath 2" above paved surfaces.
3. Shingle fashion lap of bottom sill of windows except wood windows with sill overhang.
4. Corner reinforcement unless lath furred and lapped - one support on frame.
5. Lap backing of shower lath paper over tub edge.
6. No green board when used for tile of bathroom ceiling unless supported 12" O.C. or closer.
7. Usable space under stair and at common areas between garage and living area must have one hour fire resistive construction (Type X, 5/8" drywall).
8. Lath fasteners to be of corrosion-resistant material.

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Final Inspection Requirements

Requirements:

It is the requirement of this Department that final inspection shall include all Code required items, planning and zoning, energy related items such as thermal mass area, size, type, make, and location of heating, cooling units, and water heater; and final approval by other departments is required when applicable (Finance, Public Works and Fire Departments).

The following items are exceptions to the construction requirements:

1. Carpets and floor tiles are not required to be installed, except areas required to satisfy energy requirements.
2. Interior doors are not required except doors to the garage and bathrooms.
3. Non-required lighting fixtures may be omitted where there are wire nuts on the wires and cover plates on the boxes.
4. Interior painting is not required

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Final Plumbing

During the final plumbing inspection, the following shall be inspected and verified:

1. Final gas test to include fireplace valves to be open (counter clockwise). Gas key not permitted within required hearth.
2. Anti-Siphon devices on hose bibbs.
3. Water Heater:
 - a. Earthquake strap top 1/3 and bottom 1/3
 - b. Pressure relief valve and drain to outside of the building.
 - c. R-16 insulation total
 - d. R-4 insulation on inlet and outlet in unconditioned space
 - e. R-4 new energy code
 - f. Solar stub out visible or accessible near water heater
 - g. High and low combustion air
 - h. Gas sizing for Tankless Water heaters
4. Check sink lavatory traps and toilet for leakage and other than plastic in 3-level units.
5. Check caulk or seal of lavatories and toilets. Low VOC [MBMC 0.01.100]
6. Air gap between dishwasher and garbage disposal not trapped.
7. Sump pump with hydrology calculations.
8. Property line and building cleanouts to grade.
9. Backwater valve accessible.
10. Twenty-two inch (22") shower clear opening minimum with minimum 30" circle inside with minimum 1,024 square inches.

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FINALE PLUMBING (CONTINUED)

11. Cleanout penetration through occupancy separation wall may not be plastic.
12. Tub access trap to slip joints at occupancy separation to be rated.
13. Cleanouts in path of vehicle must be listed to bear weight of vehicles.
14. Toilet clearance - 30" wide - 15" centered - 24" clear in front.
15. ULF toilets and urinals.
16. Water pressure regulator required if 80 pounds or greater, release valve required.
17. Trap Primer required on backwash receptor on pools and floor drains.
18. CF-6R form supplied to inspector.
19. Water Heater requires drip leg "T" at gas shutoff valve.
20. Permit required for lawn sprinklers.
21. Insulate all hot water piping. MBMC 9.01.100

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Final Mechanical

During the final mechanical inspection, the following shall be inspected and verified:

1. Attic forced air unit light on occupancy switch.
2. Clearance (head room, combustibles, floor, roof, vent).
3. Attic work platform and catwalk if required by manufacturer. One inch millboard plus 26 gauge sheet metal where burners horizontal and parallel within 6" of base/floor if required by manufacturer.
4. Listed for use.
5. Adequate combustion air.
6. Horizontal vent maximum 75% of the length of vertical (horizontal equals less than 45 degrees from vertical). All vent connectors to be accessible.
7. Vent minimum slope quarter inch horizontal in FAU compartment only.
8. Energy design compliance (efficiency, BTU's, model, and make).
9. Closet FAU return air separate from combustion air positive separation
10. Closet platform to be sealed.
11. Closet clearances at final.
12. Vent and clearances.
13. Wall heater vent clearances BW, 12 inches door, 18 inches to overhangs, six inches to wall.
14. Under floor forced air unit - same as attic except if on ground, slab four inches. If suspended, forced air unit six inch to ground.
15. If multiple appliance venting, must be listed, same floor, the areas of the largest plus 50% of areas of additional vent connectors.
16. Manufacturers or Code vent termination (four feet from property line).

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FINAL MECHANICAL (CONTINUED)

17. Energy Star Exhaust fan working. MBMC 9.01.100
18. Range hood connection (metal, smooth interior).
19. Grease hoods (air balance, Fire Dept. bag test).
20. Registers must be installed.
21. CF-6R form posted and supplied to inspector.
22. Ladders for roof equipment – outlet required within 25' of roof equipment.
23. Drip leg is required at gas shutoff valve.

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Final Electrical

During the final electrical inspection, the following shall be inspected and verified:

1. Check grounding and bonding clamps and access.
2. Open sub panels - Grounding to grounding bar at neutral.
3. Check Jacuzzi pump - cold water bond and GFI outlet.
4. Test GFI circuits and AFCI's
5. Check fluorescent and sensor lighting requirements. New Title 24 requirements
6. Identify panel circuits.
7. GFI stickers on outlets that are controlled elsewhere.
8. Ground wire on hanging fixtures.
9. Required kitchen on outlets counter 12" or wider.
10. Check that underground of utilities are stubbed out, are completed and marked visibly. Needs to have caution tape 12" above SCE conduit
11. Smoke detector locations, 3-wire interconnection, battery backup, and testing.
12. Check skinny circuit breakers for phasing balance of neutral.
13. Self-grounding receptacle may or may not be attached to ground wire in metal box.
14. Burglar alarm permits.
15. Outlets within 25' of roof equipment
16. Locking circuit breaker for fire alarm

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COMMUNITY DEVELOPMENT DEPARTMENT**

INSPECTION PROCEDURES

FINAL ELECTRICAL (CONTINUED)

17. Note: Torque test requirements at final electric, if main service exceeds 200amps.
18. Note: Final working space in front of the electrical panel enclosure to any structure or walls is 36" clear to property line (PL). [NEC 110-26 and SCE]
19. Note: SCE does not allow electric panel in minimum-sized open guest parking area. Effective August 2004
20. Solar stub out sensor wire from water heater to roof for future.

CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT

INSPECTION PROCEDURES

Final Building

Final Building will not be performed until all other inspections are approved (i.e. final gas, plumbing, mechanical, electrical, tree, etc.)

During the final building inspection, the following shall be inspected and verified:

1. City form **Certificate of Insulation** posted at site and copy to Community Development Department.
2. Street address front (and rear if alley).
3. Stair rails.
4. Stairway requirements (equal risers and treads, width).
5. Fireplace per installation instructions (clearances, decorative caps, hearth, mantel, doors, combustion air, fire caulking of gas pipe).
6. Health, Public Works, Right-of-Way, Licensing, Planning Division, Waste Management and Fire Department final approval.
7. Weather stripping of all exterior doors and windows.
8. Garage door to dwelling shall be 20 minutes or one and three-eighths inch (1-3/8") solid core, self-closing, and self-latching, and weather stripped.
9. Tempered/safety glass at bathtub enclosures and at stair landings below 5 ft.
10. Shower doors - 22" wide, safety, rods.
11. Grading 6" down slope, away from building.
12. Drainage device requirements with hydrology calculations.
13. Clearance over range - minimum 30 inches.
14. Double glazing on windows and doors, according to CFIR.
15. Automatic door test (electric door openers without electricity) to meet T-24 requirements. (**commercial**)
16. Self-closing, self-latching rated doors and smoke detectors for corridors.

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CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT

INSPECTION PROCEDURES

FINAL BUILDING (CONTINUED)

17. Glass block - fire rating.
18. Disabled Access requirements (see separate inspection procedure).
19. Floor level, thresholds, door swing, landings at exterior doors.
20. Low level exit lighting and signs path of travel.
21. Fire damper proper installation.
22. Carbon monoxide sensors (garage). ***[commercial only]***
23. Exit signs - emergency lighting with 90 minute battery backup. ***[commercial]***
24. F&T required between fire resistive rated occupancy separations.
25. Elevator Certificate – a list of companies is available on-line or at the counter
26. Burglar Alarm Permit.
27. Degree of driveway slope not to exceed 15%.
28. Use low-volatile organic compound (VOC) caulking. [MBMC 9.01.100]

CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT

INSPECTION PROCEDURES

Final Planning Inspections

Updated 6-22-05

If your project has any of the below listed items, you are subject to final approval and Certificate of Occupancy only after the Planning Division has signed off with final approval. Call the project Planner to schedule the final inspection.

Encroachments:

The applicant needs all final encroachment paperwork completed – Encroachment permit, Agreement, Insurance coverage, and all improvements (i.e. landscaping, irrigation, fencing, decks, patios, etc.) installed before calling for final Planning inspection and approval.

The insurance paperwork required may take up to 4-weeks, so please allow for this in your inspection schedule.

Tree Protection or Replacement Permits:

Call for inspection code #600 for a final tree inspection. The Building Inspectors take photos of the tree(s) and give them to the project Planner. It is up to the Planner to give final approval based on the photos and verbal report from the Building Inspector, as well as a site inspection, if required.

Discretionary Permits:

If a discretionary action, such as a Subdivision, Coastal Permit, Use Permit, Minor Exception or Variance is approved on the property, then a Planning inspection and final approval to verify conformance with the conditions of the approved discretionary action will be required.

In the case of a Subdivision, the Planning Division will also need to verify that the Subdivision map has been recorded (applicable to all condominium projects).

Other Miscellaneous projects:

Other projects will also require Planning inspections and approval prior to final, including but not limited to commercial signs, new or re-stripped parking lots, outdoor mechanical equipment, telecommunications facilities, and new commercial buildings or additions to commercial buildings.