



City of Hesperia
BUILDING AND SAFETY DIVISION

TYPICAL INSPECTION PROCEDURES

This procedure is for typical inspections related to single family residential projects in the City of Hesperia. Exceptions to this procedure may occur. Rough grading, ground plumbing, final grading and final building inspections may be combined. Other separate inspections, such as fireplace top out, or water top out on two story buildings may require additional inspections. The approved plans are to be on-site and available for viewing by the inspector at each inspection.

To request an inspection, please call (760) 947-1300 on the day before (or before 7:00 a.m. the day the inspection is needed). Please follow the instructions on the message to schedule your inspection through our Interactive Voice Response (IVR) system.

The normal sequence of inspections is as follows:

1. Pre-grade Inspection: This inspection is automatically scheduled when grading plans are submitted, and is performed prior to any lot grading or ground disturbing activity. Lot staking and address signs are to be installed by the time plans are submitted.
2. Brushing: This inspection is performed when required by plans, and after grading plans are approved and the permit issued.
3. Benching: This inspection is performed when required by grading plans and usually on steeper lots.
4. Rough Grading: This inspection ensures the pad grade is to finished elevation. Other grades shall be within 0.5 feet of finish.
5. Ground Plumbing: This inspection is performed after building permit issuance, and includes the setbacks, drainage/waste piping, water head test, copper water system, and water service line inspections.
6. Foundation: This inspection is performed on the framework, footings, electrical ground (UFER), and foundation reinforcement.
7. Slab Grade: The inspection is performed prior to the concrete slab pour (usually combined with the Foundation Inspection).
8. Framing: This inspection includes all framing, bracing, shear panels, and roof sheathing.
9. Combination: The inspection includes the roof coverings, rough heating, rough electrical, rough plumbing, tub/shower tests, exterior lath or siding, glazing, and attic ventilation.
10. Insulation: The installed wall insulation and batt insulation in ceilings are inspected. Attic blow-in insulation, used instead of or in combination with ceiling batts, is inspected at the final building inspection, and requires a signed certificate of compliance posted in the attic above the attic access door. Ceiling vapor barriers, if required, shall be installed by the time of this inspection.
11. Drywall Nailing: This inspection is performed prior to taping or spotting nails. Any green board must have WR compound on nails and joints.
12. Septic System or Sewer: This inspection may occur any time after Foundation and before Final Building inspection.
13. Final Grading: This inspection requires that all work on the approved grading plan is completed, and may be included with the Final Building inspection.
14. Final Building: This inspection is on the heating, electrical, plumbing, gas line air test, construction paving, and energy requirements.