

**SECTION 108
INSPECTION**

108.1 General. All construction or work for which a permit is required shall be subject to inspection by authorized employees of the Department, and certain types of construction shall have continuous inspection by Registered Deputy Inspectors as specified in Section 1704 of this Code. Prior to the issuance of a Certificate of Occupancy as specified in Section 109, a final inspection shall be made by the Department of all construction or work for which a permit has been issued.

Exceptions:

1. When a permit is obtained for reroofing in compliance with Section 1510 of this code, the Department may waive inspections provided the following persons certify that the materials used comply with Section 1510 of this Code and work is performed by:
 - A. A licensed contractor, or
 - B. The owner of the property who either did the work or used employees of the owner to do the work pursuant to Section 7044 of the *Business and Professions Code*.
2. When a permit is obtained for any work performed by certified licensed contractors complying with the requirements of Section 108.12.

108.2 Inspection record card. With each permit issued, the Department shall furnish a card to the applicant showing the location and nature of the work to be done and the number of the permit.

The permit card shall be posted in a place designated by the Superintendent of Building.

108.3 Inspection requests. It shall be the duty of the person doing the work authorized by a permit to notify the Superintendent of Building that such work is ready for inspection. The Superintendent of Building may require that every request for inspection be filed at least one working day before such inspection is desired. Such request may be in writing or by telephone at the option of the Superintendent of Building.

It shall be the duty of the person requesting any inspections required by this Code to provide access to and means for inspection of such work.

108.4 Approval required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the Superintendent of Building. The Superintendent of Building, upon notification, shall make the requested inspections and shall either indicate that portion of the construction is satisfactory as completed or shall notify the permit holder or an agent of the permit holder wherein the same fails to comply with this Code. Any portions which do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the Superintendent of Building.

There shall be a final inspection and approval of all buildings and structures when completed and ready for occupancy and use.

108.5 Required inspections. The permittee or his agent shall notify the Department when the building or portion thereof is ready for each of the following inspections:

1. **Foundations.** When the excavation for footings is complete and footing forms and required reinforcing steel are in place, but before any concrete is placed.
2. **Wood framing, ventilation equipment installation.** When all roof, walls and floor framing, fire stopping and bracing are complete and all pipes, chimneys, vents and ductwork are in place, but before any of this work is covered.
3. **Wall covering.** When the backing and lath or drywall are in place ready for plaster, stucco or taping.
4. **Reinforced concrete.** When forms and reinforcing steel are in place ready for concrete.
5. **Reinforced masonry.** In grouted masonry when vertical reinforcing steel is in place and other reinforcing steel distributed and ready for placing, but before any units are laid up.
6. **Structural steel.** When structural steel members are in place and required connections are complete, but before concealing any members or connection.
7. **Final.** When the construction or work is completed and the structure ready for occupancy, but before being occupied.

The permittee or the permittee's agent shall notify the Department on the day prior to the day on which inspection is desired.

The Department shall approve that portion of the work inspected or notify the responsible person if the work fails to comply with the law. Any portions which do not comply with the law shall be corrected and no portion shall be covered or concealed with additional work until approved.

When any of the above required inspections have been made and that portion of the work approved, the inspector shall so record on the permit card posted on the job.

108.6 Other inspections. In addition to the called inspections specified above, the Department may make any other inspections of any construction work to ascertain compliance with the provisions of this Code and other laws which the Department enforces.

108.7 Reinspections. Fees for additional inspections shall be assessed in accordance with Section 98.0412 of the *Los Angeles Municipal Code*.

108.8 Surveys. In the absence of any designation of the proper location of the lot on which a building is to be erected, for which building a permit has been issued, the Department may require the owner to have the lot surveyed and staked by a registered land surveyor or registered civil engineer so that the proper location of the building on the lot may be determined.

108.9 Inspection of excavation and fills. The permittee or the permittee's agent shall notify the Department when the grading operation is ready for each of the following inspections:

1. **Initial meeting/inspection.** When the permittee is ready to begin work, but before any grading operation or brushing is started, a meeting shall be held at the project site with the contractor and the inspectors to discuss the approved plans, soil reports and the sequence of the grading operations.