



# **TECHNICAL BULLETIN**

## **PERMIT AND RESOURCE MANAGEMENT DEPARTMENT**

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B-14

### ***Residential Special Inspection***

#### **INTRODUCTION**

The purpose of this technical bulletin is to clarify the requirements for special inspection of Group R-3 and U occupancies, based on Chapter 17 of the CBC. The requirements and procedures have changed significantly in this edition of the code.

#### **TECHNICAL DETAILS**

##### **Structures Subject to Special Inspection**

The CBC states:

“Unless otherwise required by the building official, special inspections are not required for occupancies in Group R-3 and occupancies in Group U that are accessory to a residential occupancy...”

Based upon the above, special inspections are not required for these occupancies, EXCEPT that special inspections shall be required for:

1. “Drill and pour” pier foundations where piers must be drilled and poured one at a time due to soil conditions. “Drill and pour” must be approved in advance by PRMD Building Division staff.
2. Steel moment frames which are designed to resist lateral forces
3. Items where the product listing specifically requires special inspection, such as epoxy anchors
4. When the registered design professional who prepares the plans states that special inspection is required or recommended
5. Other cases when specifically required by the building official

##### **Residential Pier Foundations**

Based upon the above, most residential pier foundations will not require special inspection. Inspection procedures for such foundations are as follows:

1. Pier foundations without special inspection must be constructed under the supervision of a contractor licenced by the state of California to perform such work. The building inspector may ask for verification of this requirement during the foundation inspection.
2. In most cases, there will be a soils report, which states that a representative of the soils firm shall observe the excavations prior to placing concrete. Verification

- that this observation has been done and the excavations approved must be on site prior to the foundation inspection by the building inspector.
3. For prescriptive piers without a soils report, a geotechnical engineer shall inspect the pier excavations and provide a report. This verification must be on site prior to the foundation inspection by the building inspector.
  4. The building inspector will check the setbacks, reinforcing steel, pier holes, ufer ground installation, and any other necessary foundation elements.
    - a. Pier reinforcing steel may be approved when two thirds of the steel is in place according to the approved plans, and the rest of the steel is assembled according to the approved plans on site.
    - b. If water in piers, collapsing soil, or other similar deficiencies are encountered, the building inspector may require structural observation of the measures taken to correct the deficiencies.
  5. For “drill and pour” piers, continuous special inspection is required during the drilling and placement reinforcing steel and concrete. Samples and strength tests are not required.

### Structural Observation

Structural observation is typically performed by the design professional in responsible charge, although it can be performed by another registered professional if the registered design professional in responsible charge is not available and has pre-approved a substitute. Structural observation will be required:

1. When required by the building official.
2. When the registered design professional who prepares the plans state that structural observation is required or recommended.
3. When required by the California Building Code.

## REFERENCES

### CBC Chapter 17

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Revised: