

What is the inspector looking at during an inspection?

During the inspection the Building Inspector will be looking for compliance with the applicable Federal, State and Local codes that apply to your project.

These inspections are for the minimum compliance with the codes.

We do not inspect for workmanship.

This is a very subjective area and not regulated by the code.

What if I do not pass the inspection?

If you do not pass an inspection. You will have to make the corrections noted on your permit card or correction notice.

Once you have corrected the work you need to call for a reinspection. If corrected then you may proceed. If not corrected the process repeats until it is passable.

The initial and one follow up inspection is included in your permit fee for each type of inspection . Repeat inspection for the same item over 2 will result in a reinspection fee of \$60.00 per inspection. Therefore it is best to only take one followup inspection so

you do not have to pay the extra fee.

This fee is only assessed on those inspections that fail more than 2 times for the same inspection.

What time are the inspections?

Inspections are every afternoon from 1:00 pm to 5:00 pm.

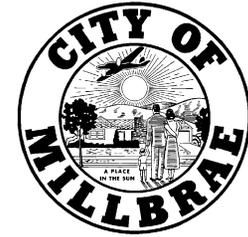
We usually start at the south end of town and work our way around to the north end of town.

We are willing to give a 1 hour window upon request. Other than that, we are usually at the south end of town from 1:00 to 2:30 pm and the north end of town from 2:30 to 3:30pm. From 3:30 to 5:00 pm we are catching any missed or other calls not made during the other times.

Inspection requests will follow the route listed above, however, there may be days that we have a small number of requests and we could potentially be in an area earlier than listed. That is why you need to be ready for inspection when you call. Requests for late inspection will be put over to the next days inspection.

We do not make inspection confirmation call backs.

12/30/05



Frequently Asked Questions Relating to Inspections

City of Millbrae

Community Development
Department

Building Division

621 Magnolia Ave.
Millbrae, Ca. 94030

Building Division
650-259-2330
Fax 650-697-2657

Website - www.ci.millbrae.ca.us

Frequently Asked Questions Relating to Inspections.

When do I need an inspection?
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What if I do not pass the inspection?
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When do I need an inspection?

Inspections are required during several stages during the work. The best “Rule of Thumb” is if you are going to cover the work then an inspection is required BEFORE you cover the work.

Inspections are broken down into 5 areas.

1) Concrete / Underground

These inspections occur before concrete is poured or underground is cover up. Inspections include Forms, Piers, Slab/Membrane, Structural Walls, Underground Plumbing, Underground Electrical-Phone-Cable Conduits, Underground Gas Line, Underground Heat Ducts.

2) Below Floor

These inspections occur before floor plywood is installed. Inspections include below floor Plumbing, Electrical, Heating, Gas line, Framing, Insulation.

3) Above Floor

These inspections occur after the floor plywood and roof plywood are installed and the walls are framed up.

Inspections include plumbing, gas line, electric, frame, roof plywood nailing, fire place and flues, shower pan, heating and duct s, ventilation, vents, flues, insulation.

4) Coverings

These inspections occur after the gypsum board, cement board or stucco wiring have been installed but the wire on stucco or nailing on the gypsum board or cement board are covered over.

Inspections include Stucco wire and paper inspection, gypsum board nailing /screw inspection, cement board nailing / screw inspection.

5) Final Inspection

These inspections are performed once all the work in completed.

Inspections include electrical, plumbing, framing, heating & ducts, vents & flues, electrical service, sewer test, gas line test, grading, drainage, smoke detectors, fire sprinklers, illuminated address number, reroof.

Final inspections can also include

other departments or entities.

Just because you obtain Building Division final inspection does not necessarily mean that other departments or entity’s are not needed for final approval. Check with the Building Inspector for clarification on who else may be needed for final.

These other departments or entities can include
San Mateo County Environmental Health,
Millbrae Fire Department,
Millbrae Engineering Department
PG&E
ComCast Cable Vision
SBC
Bay Area Air Quality Management District.

How do I order an inspection?

Building Division inspections may be requested from 8:30 am to 12:00 noon the day of the desired inspection. You may also call 24 hours in advance.

Call 650-259-2330 for inspection requests.

Have ready the permit number, job address, day you want inspection and what inspections you want.