



**City of Huntington Beach**  
**Department of Community Development**  
**INSPECTION RECORD**

**Please Post on the Job Site in a Conspicuous Location**  
**(Protect from Loss or Damage)**

Inspection Request: <https://huntingtonbeachca.gov/aca>

**Record #: C2022-003491**  
**Address: 10126 Pua Dr**

Tract: 4305  
Lot: 83

Name: NRI PORTFOLIOS LLC  
Contractor: OWNER-BUILDER

Description of Work: CONSTRUCT (N) 797 SF DETACHED ADU W/ 200 PATIO COVER & 40 SF PORCH \*\*\*2 BED & 2 BATH\*\*\*

Conditions remaining prior to final:

**TO SCHEDULE INSPECTIONS: HUNTINGTONBEACHCA.GOV/ACA**

\*Your scheduled inspector's info will be listed online through HB ACA (link above). To inquire on your scheduled inspection time frame, please email your inspector no later than 8:00 AM on the day of inspection.

INSPECTION TYPE	DATE	STATUS	INSPECTOR
Plumbing Underground - Drain, Waste and Vent	01/04/2023	Approved	Canyon Kurz
Plumbing Underground - Water	01/30/2023	Approved	Scot Becker
Plumbing Underground - Gas	01/30/2023	Approved	Scot Becker
Water Service Piping			
Sewer	01/04/2023	Approved	Canyon Kurz
Electrical Underground	03/15/2023	Approved	Russ Coble
Concrete Encased Electrode			
Mechanical Underground			

PW Line and Grade			
Foundation / Setbacks	01/30/2023	Approved	Scot Becker
Slab or Deck	01/30/2023	Approved	Scot Becker
Underpinning			

Plumbing Rough - Walls	02/23/2023	Approved	Brian Martin
Plumbing Rough - Ceilings			
Shower Pan	02/28/2023	Approved	Brian Martin
Electrical Rough - Walls	02/27/2023	Approved	Brian Martin
Electrical Rough - Ceilings			
Mechanical Rough - Walls	02/22/2023	Approved	Canyon Kurz

Roof Sheathing / Pre-Roof	02/16/2023	Approved	Brian Martin
Framing (C&D May be Required)	02/27/2023	Approved	Brian Martin
Pre-Grout Masonry			

Insulation	03/02/2023	Approved	Greg McCloud
Drywall	03/08/2023	Approved	Brian Martin
Interior Lath	03/08/2023	Approved	Brian Martin
Exterior Lath	03/01/2023	Approved	Greg McCloud

Gas Test	03/13/2023	Approved	Brian Martin
Utility Clearance - Gas	03/13/2023	Approved	Brian Martin
Utility Clearance - Electrical	03/15/2023	Approved	Russ Coble

Water Meter Service			
Landscape Final			
PW Cross Connection Final			
PW Backflow / Irrigation			
PW Final Water			
PW Final Sewer / Storm Drain			
PW Final Grade			

**DO NOT COVER ANY WORK UNTIL IT HAS BEEN INSPECTED AND APPROVED.**

Mechanical Rough - Ceilings			
Fire Inspection - Other			

Public Works Final			
Fire Lanes			
Fire Security Gates			
Fire Final			
Building Backflow			
Plumbing Final	06/23/2023	<b>Approved</b>	Brian Martin
Electrical Final	06/23/2023	<b>Approved</b>	Brian Martin
Mechanical Final	06/23/2023	<b>Approved</b>	Brian Martin
Building Final	06/23/2023	<b>Approved</b>	Brian Martin

**This serves as Certificate of Occupancy for R-3, R-3-1 and U Occupancies.**

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## **TO SCHEDULE INSPECTIONS: HUNTINGTONBEACHCA.GOV/ACA**

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**Inspector must approve all applicable inspections before work is concealed. See the inspection sequence below:**

### **Ground Work**

All plumbing, electrical or mechanical systems shall be inspected prior to covering with earth or concrete. The drain, waste and vent (DWV) system shall be subjected to a water test (10 foot head). Copper water piping shall be sleeved due to the corrosive characteristics of the soil. Water piping shall be tested under operating water pressure. Gas piping for island fixtures shall be in place and installed in an approved, vented chase. Plastic/PE underground piping shall be installed with a minimum 14 AWG insulated copper tracer wire. Plastic underground water service piping shall be installed with a blue insulated copper tracer wire 14 AWG.

### **Foundation**

**The line and grade must be approved by the Public Works Department prior to requesting a foundation inspection by the Building Division.** The line and grade inspection verifies that the structure will be located at the approved elevation and setback. Foundation trenches shall be free of debris and loose soil. All reinforcement shall be secured in place and all special foundation hardware (holdown, straps, etc.) shall be on site. The ufer ground (concrete encased electrode) shall be in place.

### **Roof Sheathing**

All roof sheathing shall be in place and nailing completed. All penetrations through roof sheathing, shear paneling, and all framing components above the top plate shall be in place.

### **Rough System Inspections**

- **Rough Plumbing** – The drain, waste and vent shall be complete and subjected to a water test (10 foot head). The water system shall be complete and tested under operating water pressure. Gas piping shall be complete. All piping shall be secured and protective plates in place where required.
- **Rough Electrical** – All conduit, boxes, panels, service equipment and wiring shall be complete and secured. All protective plates shall be in place. The service grounding electrode system and metal water piping system shall be complete and bonded.
- **Rough Mechanical** – Supply and return ducts for heating systems shall be in place and secured. Combustion air ducts and openings for gas-fired appliances shall be in place. Gas vents and collars shall be in place and secured. Factory-built metal fireplaces and chimneys shall be complete. All environmental air ducts shall be complete. Domestic clothes dryer moisture exhaust ducts shall be complete.

### **Framing**

Rough plumbing, electrical and mechanical shall be completed and approved prior to obtaining a framing inspection. The roof and all structural members and framing hardware (column caps, holdowns, etc.) shall be in place and all sheathing and shear panels nailed per the approved plans.

### **Masonry**

Masonry walls and columns are inspected at five-foot vertical intervals (lifts) and grouted. Higher lifts are allowed if cleanouts are provided to insure proper grout placement. All reinforcing and connection hardware shall be in place.

### **Insulation**

Framing shall be approved prior to the placement of insulation. The insulation inspection includes caulking at exterior plate on slabs and around exterior openings. Insulation shall be secured in place.

### **Interior Lath / Drywall**

Interior lath or drywall shall not be installed until the building is weatherproof. It shall be installed prior to the placement of exterior plaster. Interior lath or drywall shall be inspected prior to covering or spotting nails or taping the joints.

### **Exterior Lath**

Framing shall be approved prior to the placement of exterior lath. The lath inspection includes weep screed and flashing at openings. Interior lath or drywall shall be completely secured (nailed or screwed) prior to exterior lath inspection approval.

### **Gas Test**

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Gas piping shall be tested after wall coverings are in place. Gas piping shall be tested at 10 psi for fifteen minutes with no noticeable loss of pressure.

### **Final Approvals**

Final plumbing, mechanical and electrical approvals are required prior to obtaining a final building inspection. Public Works and Fire Department final inspections must be approved (when required) prior to obtaining a final building inspection. Each system must be completed and all fixtures and appliances installed and connected prior to requesting a final inspection. A final building inspection should not be scheduled until all work is complete and the structure is ready to be occupied.

### **Access Policy**

In order to protect the privacy of residents and to promote safety among residents and inspectors alike, the following policies are in effect:

***Inspectors will not enter fenced in yards to conduct inspections unless accompanied by a responsible adult or unless permission to enter has been provide by a written note left at the site. The note may be left on the gate providing access to the yard or on the front door. All dogs (even friendly ones) must be secured in another location. Inspectors will not enter a residence or business to conduct inspections where minor children under the age of eighteen are the sole occupants. Inspectors may enter a residence or business where minor children are present under the supervision of a responsible adult. Inspectors may enter unoccupied, vacant structures without an escort provided written permission to enter has been provided as indicated above.***

**APPROVED PLANS MUST BE ON SITE FOR ALL INSPECTIONS.**

California Residential Code (CRC) Section 314 requires that Smoke alarms are installed in existing dwellings anytime a building permit with a job valuation of more than \$1,000.00 is issued for an addition, repair or alteration.

California Residential Code (CRC) Section 315 requires that Carbon Monoxide (CO) alarms are installed in existing dwellings that have attached garages or fuel burning appliances anytime a building permit with a job valuation of more than \$1,000.00 is issued for an addition, repair or alteration.

Furthermore, Health and Safety Code Section 17926 states that all single family dwellings that have attached garages or fuel burning appliances must have a CO alarm installed prior to July 1, 2011 and that all other dwelling units that have attached garages or fuel burning appliances must have a CO detector installed prior to January 1, 2013. Smoke and carbon monoxide alarms shall be located outside each sleeping area, in the immediate vicinity of bedrooms and on every story of the dwelling; including basements and habitable attics (split levels are considered one story).

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