DEVELOPMENT SERVICES – BUILDING INSPECTION

INSPECTION GUIDELINES:
LIVING IN HOUSE DURING CONSTRUCTION

INSPECTION CODE: N/A
SCOPE: RESIDENTIAL

CODES ENFORCED: 2016 CBC, CRC, CPC, CMC, CEC, CALGreen, CEnC, and PAMC

The information provided in this document is general and intended as a guide only. Each project is unique and additional requirements may be enforced as deemed appropriate.

WARNING

☐ Living in house during construction is not recommended due to construction impacts or unsafe conditions. Building inspectors may require the removal of utilities (gas and electric).

GENERAL SAFETY REQUIREMENTS

☐ Address must clearly be posted.

☐ Post a sign clearly stating “HOUSE OCCUPIED.”

☐ Where construction fencing is installed, provide a man door/gate identified as the “Occupant’s Entrance.” Construction and tree fencing must not create unsafe access and egress.

☐ Separate entrances shall be provided for construction workers and occupants.

☐ Identify the contractor’s and occupant’s entrances at the structure.

☐ Smoke alarms shall be fully operational and maintained at all times during construction.

☐ All access and exits must be clear of construction materials.

☐ Provide required egress from sleeping rooms. Areas outside of egress windows shall be kept clear to the street.

☐ Area must be equipped with heating, light and ventilation.

☐ Provide at least one working bathroom.

☐ Provide permanent cooking facilities. Hot plates are not allowed!
☐ Provide potable water (hot and cold).

☐ All gas appliances shall be properly connected, secured and protected.

☐ Interior construction area shall be separated from living area by a barrier.

☐ Safeguards shall be taken to prevent small children from entering construction zone.

☐ Electrical service may need to be converted to temporary/construction power. Follow the “Existing Electric Service Converted to Temporary Power” handout.

☐ Provide protection to the gas meter and electric meter when subject to damage. Utilities that are deemed unsafe due to construction activity will be removed.

☐ Occupied area must be weather tight.