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Model Home Inspection Procedures

Welcome to our Community and thank you for the opportunity to outline the County's model home process. The intent of the process is to streamline the inspection process while affording excellent quality assurance services. We appreciate your business and invite you to review the following outline. Adherence to the following guidelines will reduce delays, miscommunication, and achieve safe sustainable homes.

Five-step Success Path

1. Infrastructure approval for each phase
2. Site access/fire appurtenances
3. Pre-construction meeting
4. Inspection
5. Sales offices

Infrastructure Approval

Please ensure the infrastructure for the subdivision phase has received approval for vertical construction from the County's Engineering and Surveying Division (ESD). Prior to occupancy of any model or construction storm water quality and Best Management Practices (BMPs) are installed per the County approved Improvement/Grading Plan and obtain a release to commence with vertical construction. The contractor will ensure the County's Engineering and Surveying Division has approved the infrastructure to service the models and received approval from the local fire department prior to requesting inspections.

- Ensure street signs are in place prior to construction as well as posting address identification on each lot under construction.
- Review inspection checklist for each stage of construction; Foundation, Shear, Frame/MEP rough, and Final.
- A Structural Observation performed by the engineer of record shall be completed for all model homes of that floor plan prior to the shear and frame inspections conducted by Placer County. Verification of this inspection shall be onsite and available for review by the field inspector. During production if the Building Inspection staff deems the quality of construction is in decline the staff may require a structural observation by the Engineer of Record.

Site access/ fire appurtenance

- All access roads must support a center point load of 75,000 lbs and have an all- weather surface.
- Roads that have a dead-end shall have a turn-a-round with a fifty foot inside turning radius or hammer-head type.
- Access roads will consist of two ten-foot lanes of travel.
- Signage will be in place for emergency vehicle access.
- All fire water must be serviceable before combustible building materials are onsite.
- Fire water shall have two 2 ½ connections or one 4 ½ connection.

Pre-construction Meeting

Prior to building permit issuance for model homes Placer County Building Division requires a pre-construction meeting with the developer's assigned superintendent and their direct report. Please contact Supervising Building Inspector [Andreas Theisen](mailto:Andreas.Theisen@placer.ca.gov) atheisen@placer.ca.gov or (530) 745-3167 to schedule this meeting.

Inspection

New subdivisions being constructed in Placer County will require County field inspection supervisors and seniors to participate in the inspection process. The supervisors will attend along with area field inspectors for the following inspections: foundation, shear, frame and final. The supervisor will be responsible for scheduling time and ensuring compliance with this policy and ensure that there is no deviation from this process. A 48-hour notice is required to ensure a field inspector and supervisor are available to conduct the inspection. The approved plans must be kept at the job site trailer. Plans must be available for field inspection staff at time of inspection. During an inspection if the field set is not made available, no inspections will be completed, and a re-inspection fee may be charged.

Subdivisions that do not contain models will require the contractor to designate a prototype lot. The prototype will serve as the model for the inspection sequence. All identical production units **shall not precede prototype inspection approval**. *For example: a shear inspection may not be granted before the prototype has received a shear inspection and corrections have been addressed gaining approval to progress to the next stage of construction.*

Please coordinate model home inspection schedules with the Supervising Inspector.

Model home inspections require a 48-hour notification to ensure that a supervisor or senior is available for the following inspections:

- Foundation
- Shear (including roof framing)
- Frame
- *Final

Sales office requirements

A building permit is required for sales office and jobsite trailer. Submit three site plans showing the location of the temporary job site trailer, sales office, and model homes. Show parking layout, accessible route from parking lot to sales office and model homes; provide details.

Sales trailers require a separate commercial building permit. Contact Placer County at **(530) 745-3010** Approval from your fire district and planning department **must be obtained prior to placing the sales trailer in the subdivision.**

For model homes used as a sales office provide two copies of floor plans showing the conversion of garage to office. Provide accessible bathroom with details per California Building Code.

* Placer County must grant approval prior to opening your sales office to the public or occupancy of production homes.

Contacts - Building Inspection Field Supervisor and Senior:

Supervising Building Inspector: **Andreas Theisen (530) 745-3167**
Senior Building Inspector: Dean Stalder **(530) 745-3040**