



County of Riverside Self Certification Program (Active Tract Development)

Sam Shahrouri
Deputy Director of TLMA
Building Official

Part I: Overview and Procedure

Purpose

The County of Riverside Self-Certification Program (SCP) allows for a California-licensed Contractor, Architect or Engineer to self-certify inspections of code requirement compliance on select residential building permits without Building Department inspections. This program may be terminated at any time at the County's discretion.

General

The California Standards Building Code establishes the Building Code requirements for construction work. The SCP allows for self-certification of Building Code requirements on building permits for interior drywall, interior/exterior lath, and building gas test. The SCP can be utilized for only these inspections in new residential tract dwelling units.

Qualifying Criteria

The following requirements must be met to participate in the SCP:

- The entity responsible for inspecting the work, ensuring compliance with approved construction plans and minimum Building/Residential Code requirements, and completing/signing the self-certification documents must be one of the following:
 - 1) a California licensed Architect/Engineer.
 - 2) a California licensed B-class General Building Contractor possessing current workers' compensation insurance.
 - 3) an appropriate trade-specific contractor possessing current workers' compensation insurance.
- The work being self-certified must be completed on or in a tract production single-family dwelling currently under construction.
- Complete the included SCP Qualification questionnaire for further clarification on whether your project qualifies for the SCP.

Obtaining a Permit

To obtain a permit for a project that will participate in the SCP, the process has not changed. New Subdivision Tract Related Applications are to be submitted through PLUS Online using the Subdivision -Tract Permit Application. Participation in the SCP process does not alter any permit application requirements.

SCP Process

Upon approval of the insulation inspection, the project can be scheduled for drywall, lath, building gas test, and utility release inspections. At the time of inspection, the inspector shall collect the self-certification documents for drywall, lath, and building gas test inspections. If the documentation is in order – and the project is otherwise ready for utility release – the inspector shall sign the project job card approving drywall, lath, building gas test, and utility release for gas and electric.

If the documentation is deficient, all the scheduled inspections shall fail. The inspections shall not be conducted/approved for a single type of inspection listed on the inspection request for that day (for instance, drywall shall not be approved if the utility release is not ready to be approved at the time of inspection).

For residential tract SCP, you will need to provide your certifications and appropriate job card(s) to the field inspector at the time of the combined drywall, lath, building gas test, and utility release inspection. If the certifications and/or the applicable job card(s) is not available at this time, the inspection shall fail and a new inspection shall be scheduled.

County of Riverside Building and Safety Department Self-Certification Program

The County of Riverside reserves the right to conduct random inspections or audits of permits under this program to verify proper project completion and self-certification. In addition, the County of Riverside reserves the right to audit as frequently as determined necessary and may require remedial work when it is discovered that work was not done in conformance with the applicable codes. **If a project is found to be in non-compliance with the program and applicable Building/Residential Codes – after the completed Part II: Self-Certification Inspection Checklist has been submitted – the self-certification approval may be revoked and the contractor, engineer or architect may be deemed ineligible to utilize the Self-Certification Program moving forward.**

Please complete the following questionnaire to make sure you qualify for the SCP:

- 1. Is the proposed work to be installed on or in a tract production single family dwelling currently under construction? Yes No
- 2. Will a California licensed B-class General Contractor, a California licensed Contractor deemed qualified by Building & Safety Department, or a California licensed Architect/Engineer ensure a building permit is in process? Yes No
- 3. Will the work be performed and inspected by a California-licensed Contractor, Architect or Engineer to ensure compliance with approved plans and state/local building codes? Will the certifying contractor/architect/engineer certify the applicable checklist items in Part II of this form? Yes No
- 4. Will the certifying contractor/architect/engineer ensure the building materials are installed per the manufacturer’s installation requirements? Yes No

If you answered “Yes” to the above applicable questions, the project meets the necessary criteria to participate in the self-certification program.

Revocation of Program:

The Building Official shall have the right to revoke the program to a certifying contractor/architect/engineer and/or tract developer under the following circumstances:

- 1. If evidence suggests that the certifying contractor/architect/engineer and/or tract developer is failing to identify and correct violations of the applicable codes, ordinance, laws governing contractors, or rules of the program.
- 2. If the character of the certifying contractor/architect/engineer and/or tract developer becomes so impeached or in question that public trust in the program suffers.
- 3. If the certifying contractor/architect/engineer and/or tract developer fails to personally verify compliance with the provisions of this program.
- 4. If the certifying contractor/architect/engineer and/or tract developer is providing falsified documents to the county.

By signing below, I indicate I understand the SCP procedure:

Contractor/Architect/Engineer Name	License Type and Number
Signature of Professional	Date

Part II: Interior Drywall

Purpose

The County of Riverside Self-Certification Program (SCP) allows for an appropriate California-licensed Contractor, Architect or Engineer to self-certify conformance with Building/Residential Code requirements for select residential building components without Building Department inspections.

General

The California Standards Building Code establishes the Building Code requirements for construction work. The SCP allows for self-certification of Building Code requirements on building permits for exterior siding or plastering, interior drywall, and a building gas test for NEW single-family dwellings or accessory structures for new tract development.

Typical California Building Code requirements applicable to Sheetrock/Drywall installations:

Gypsum construction	CBC 2508	Gypsum board, gypsum panel products and gypsum plaster construction shall be of the materials listed in Tables 2506.2 and 2507.2 These materials shall be assembled and installed in compliance with the appropriate standards listed in Tables 2508.1 and 2511.1.1 and Chapter 35 of the California Building Code.
Weather protection	CBC 2508.1, 2508.2	Gypsum wallboard or gypsum plaster shall not be used in any exterior surface where such gypsum construction will be exposed directly to the weather. Gypsum wallboard shall not be used where there will be direct exposure to water or continuous high humidity conditions. Gypsum wallboard shall not be installed until weather protected.
Applications	CBC 2508.3	Edges and ends of gypsum board and gypsum panel products shall occur on the framing members, except those edges and ends that are perpendicular to the framing members. Edges and ends of gypsum board and gypsum panel products shall be in moderate contact except in concealed spaces where fire-resistance rated construction, shear resistance or diaphragm action is not required.

Installation	CBC 2508.5.2 CRC R702.3.6	Gypsum board or gypsum panel products used in a horizontal diaphragm ceiling shall be installed perpendicular to ceiling framing members. End joints of adjacent courses of gypsum board shall not occur on the same joist. Fasteners and spacing used for attachment of gypsum board or gypsum panel products to a horizontal diaphragm ceiling shall be as defined in Table 2508.5 of the CBC, or Tables R702.3.5 or R702.3.6 and shall comply with manufacturer's specifications. Fasteners shall be spaced not more than 3/8 inch from the edges and ends of the gypsum board or gypsum panel product.
Showers & Tubs	CBC 2509.2	Materials used as a base for wall tile in tub and shower areas and wall and ceiling panels in shower areas shall be either (1) Glass mat gypsum backing panel. (2) Non asbestos fiber-cement backer board, or (3) Non asbestos fiber-mat reinforced cementitious backer unit. EXCEPTION. Water resistant gypsum backing board shall not be used (1) Over a vapor retarder in shower or bathtub compartments. (2) Where there will be direct exposure to water or in areas subject to high humidity.

Please initial below



I affirm the interior drywall installation complies with the criteria listed above AND current Building/Residential Code Requirements.

Part II: Interior/Exterior Lath

- Code-compliant approved paper and lathing
- Code-compliant backing for lath
- Double paper for existing sheer
- Code compliant flashing of windows and doors
- Installation of drip screed per code with compliant clearances from finished grade
- Installed corner rite or bead for all edges
- Listed caulking for all tears and penetrations
- Scratch coat, brown and color to achieve 7/8" approximate stucco or per listing of alternate product
- Installed paper backed ribbon lath for all soffit location.

Please initial below



I affirm the interior/exterior lath installation complies with the criteria listed above AND current Building/Residential Code requirements?

Part II: Building Gas Test

- System holds 10 PSI for a minimum of 15 minutes
- Water heater is installed 100% and connected to main gas supply. (electric or gas)
- HVAC is installed and connected to main gas supply, or it is an electric unit.
- Shut off valves in place with listed caps to prevent leaking at AW and Gas appliances.

Please initial below



I affirm the building gas test result complies with the criteria listed above AND current Building/Residential Code requirements.

I hereby affirm under penalty of perjury by my signature below, I have:

- Reviewed and satisfied all Code requirements applicable to this permit – including the self-certification of compliant interior drywall, interior/exterior lath, and building gas test installation and results.
- Inspected and verified compliance with each of the applicable Code provisions listed above prior to certifying with my signature below.

California Licensed Contractor/Engineer/Architect of Record for this Self-Certification

Developer Name: _____ Tract/Lot Number _____

Building Permit Number: _____ Situs Address _____

Contractor/Engineer/Architect License Number: _____

Contractor/Engineer/Architect Signature: _____ Date: _____