



# CITY OF PERRIS

DEVELOPMENT SERVICES DEPARTMENT  
BUILDING AND SAFETY DIVISION  
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## ***Termite and Shower Repair Inspections 2019 CODES***

### ***Required Inspections***

- Subfloor Repair:**    **Subfloor Inspection**  
                              **Final Inspection**
- Shower Repair:**    **Subfloor under shower or tub**  
                              **Wall framing**  
                              **Wall board cover**  
                              **Shower pan test**  
                              **Final inspection**

### ***Subfloor Repair Inspections:***

#### **Subfloor Inspection:**

- Check for subfloor damage. If the damage is minor, the area can be scraped clean of fungus, rot, etc., and be treated with a wood preservative (Copper Green®).
- If the damage extends under the shower pan or tub and the tub/pan needs to be removed, a plumbing permit will be required for the removal and replacement of a fixture. The water closet is exempt. Generally, when the shower pan or tub/shower is removed and the wall tile base is a gypsum backer board, the tile walls will need to be removed and replaced. The permit will need to include those walls. If not included, a separate permit must be issued.
- If the damage has been removed, any new framing to support the new subfloor must be in place and inspected before covering.
- Be sure to have the inspector sign your permit card in the appropriate places.

#### **Final Inspection:**

- The water closet must be reset and caulked at the base to the floor.
- The tub or shower pan must be caulked.
- If the valuation of the project exceeds \$1,000, smoke detectors must be installed.
- Be sure to have the inspector sign your permit card in the appropriate places.

## ***Shower Repair Inspections:***

### **Subfloor Inspection:**

- Check for subfloor damage. If the damage is minor, the area can be scraped clean of fungus, rot, etc., and be treated with a wood preservative (Copper Green®).
- If the damage extends under the shower pan or tub and the tub/pan needs to be removed, a plumbing permit will be required for the removal and replacement of a fixture. The water closet is exempt. Generally, when the shower pan or tub/shower is removed and the wall tile base is a gypsum backer board, the tile walls will need to be removed and replaced. The permit will need to include those walls. If not included, a separate permit must be issued.
- If the damage has been removed, any new framing to support the new subfloor must be in place and inspected before covering.
- Be sure to have the inspector sign your permit card in the appropriate places.

### **Framing Inspection:**

- Check for wall framing damage. If the damage extends below the tub or shower pan, a plumbing permit is required for the removal and replacement of a fixture. If the damage to the stud(s) is minor and no more than 25% of the stud thickness, the damage may be cut out and replaced with new material. A piece may be scabbed alongside for no less than 24 inches beyond the cut section.

### **Wall Board Covering Inspection:**

- The wall board must be installed in accordance with the manufacturer's instructions or the ICC Evaluation Report. The standard for water resistant gypsum board is to have the factory edge face down toward the lip of the tub or shower pan and 1/4-inch above the lip. The fastener spacing is 7 inches center to center along the studs for nails and 8 inches center to center along the studs for screws. The corners, cut seams, and fastener heads must be caulked or sealed with waterproof materials.

### **Shower Pan Inspection:**

- Built-up shower pans must be water tested when the liner is installed. The base of the pan liner must slope no less than 1/4-inch per foot to the drain. The drain must be plugged, and the pan filled with water for the inspection.

### **Final Inspection:**

- The tile and grout must be finished, and the fixture must be installed.
- The tub or shower pan must be caulked
- If the valuation of the project exceeds \$1,000, smoke detectors must be installed
- Be sure to have the inspector sign your permit card in the appropriate places.