

**Remote Virtual Inspection**  
**General Guide for Homeowners and Contractors**

Remote virtual inspection (RVI) is an inspection conducted with the assistance of the responsible contractor or the permittee/owner-builder sending images via live stream, pictures, video, or any combination to the building inspector, adding significant convenience by eliminating the need for the inspector to travel to the site. Some inspections may also require specific photographs to be sent before initiating the video live stream. The following items need to be considered to successfully complete an RVI. Please also refer to the additional guides for the specific type of inspection requested.

1. The inspection “Host” shall be familiar with the trade and project that is being inspected. In most cases that person shall be the responsible contractor or the permittee/owner-builder.
2. To request an RVI, log into your account in EPIC-LA and request an inspection in accordance with permit instructions. In the comment line, clearly indicate your request for a virtual inspection. A confirmation email will be sent to the contact person on file.
3. Live stream video inspections shall be done via FaceTime, Zoom or other agreed upon application. Host shall be prepared and have experience using the agreed upon application.
4. Inspection video stream shall start at the street showing the address and front of the property.
5. Any active construction work near the inspection area should be minimized to avoid accidents and reduce ambient noise.
6. Host shall be prepared with any necessary equipment to complete the inspection. This may include a pointer, flashlight, tape measure, level, ladders, tools, and someone to hold the smartphone/tablet if necessary.
7. Follow the directions of the inspector and maintain a steady field of view until asked to move on.
8. Approved plans shall be available upon request.
9. Documents such as job inspection card(s), structural observation reports, special inspection reports, Fire Department approval, Construction & Demolition Debris Recycling final clearance, and HERS reports shall be provided to the inspector via email or uploaded into the permit attachments prior to inspection. These documents may be discussed during the RVI. Additionally, local contract cities may require planning department approval for some inspection types.
10. Typical duration of an RVI varies based on the type of inspection.
11. Inspection results will be delivered in writing via email following the inspection.

12. After the RVI, inquiries regarding corrections or other questions shall be done via email or phone call in the morning during inspectors' counter hours. When emailing, please specify the property address on the subject line.

Only the following inspections qualify for RVI:

- Smoke/CO Detectors
- Residential Photovoltaic Systems/Battery (ESS)
- Water Heater (Storage tank and Tankless)
- Electrical Panel
- HVAC Replacements
- Temporary Power Pole
- Patio cover/Deck
- Demolitions and Sewer Caps
- Reroofing
- Window/Door Replacements
- Insulation
- Shower lath/backerboard
- Sign
- Drywall
- Exterior Lath
- Shower Pan
- Slab Rebar
- Floor/Roof Sheathing

Detailed RVI guides are currently available for the following inspection types. For other types of inspections please contact your local Los Angeles County Building and Safety District Office for step-by-step details.

- Reroof
- Roof top solar photovoltaic system
- Storage tank water heater
- Smoke/CO Detectors

Project complexity, or any other circumstances such as poor internet service or poor lighting, may inhibit the RVI, making it unsuitable for the project. Consequently, an RVI is not guaranteed, and Inspectors may require in-person inspection of any portion or phase of a project.

## Remote Virtual Inspection Requirements

### Reroofing

Remote virtual inspection (RVI) may be done via live stream, pictures, video or any combination. A link or a phone number for live stream must be emailed to inspector prior to the start of scheduled inspection. The inspection host shall comply with all safety measures required by Cal OSHA at all times.

#### Part I – Jobsite Verification

A live stream or recorded video showing the street address and advancing to the location of the reroofing project is required.

#### Part II – Inspection Procedures

The following views are required and may be conducted via live stream or pictures:

For roof sheathing inspection:

1. The front of the building showing the street address.
2. Each roof plane.
3. The underside of all overhangs.
4. A closeup view of the following must be provided:
  - For shingle roofing, the label on the shingle bundle that shows the manufacturer and the color of the shingles.
  - For tile roofing, the label under the shrink wrap or the bill of lading with the address and tile description.
  - For flat roofing application, the label on the roofing material.
5. The uphill side of any chimney with a tape measure showing the width.
6. Show the roof pitch using a level and tape measure or a pendulum pitch gauge.
7. For roofs that have an overlay of plywood or OSB, show a close view of the nailing from five locations to determine the nail spacing and flush nailing.

For roof final inspection:

1. The front of the building showing the street address.
2. Each roof plane.
3. Each valley.
4. The underside of all overhangs.
5. Lift the leading edge of the first course to show underlayment over drip edge metal.
6. The uphill side of any chimney showing a saddle, cricket or flashing.
7. Flashing for pipes, vents, etc.
8. Roof to wall flashing.



Part III – Smoke and Carbon Monoxide Alarm Verification

A live stream or recorded video showing alarm locations per [Remote Virtual Inspection for Smoke and Carbon Monoxide Alarms.](#)

## Remote Virtual Inspection Rooftop Solar Photovoltaic System

Remote virtual inspection (RVI) may be done via live stream, pictures, video or any combination. A link or a phone number for live stream must be emailed to inspector prior to the start of scheduled inspection. The inspection host shall comply with all safety measures required by Cal OSHA at all times.

### Part I – Jobsite Verification

A live stream or recorded video showing the street address and advancing to the location of the rooftop solar photovoltaic system project is required.

### Part II – Inspection Procedures

The following pictures are required prior to the start of an inspection. Do not substitute pictures with video. (Be aware that an inspection will not take place without these pictures.) Once the pictures are received and reviewed by the inspector, a live stream inspection will commence.

1. The front of the building showing the street address.
2. The roof plane that supports the array(s) prior to placing the array(s).
3. A view from the ground that shows the array supports aligned with the rafters.
4. All of the pictures that were taken during the erection of the array. Show the racking without the modules installed. Show all of the bare copper ground wire, rail supports, junction boxes, extended plumbing vents, etc.
5. All equipment manufacturer labels (modules, inverters, optimizers, service panels, distribution panels, disconnects, and transfer switches).
6. All applied labels at service equipment, disconnects, inverters, junction boxes, conduit, etc.
7. The space under the array(s).
8. Inside junction boxes with closeup of C-taps showing the crimping tool witness marks.
9. Junction box mounting hardware.
10. Conduit located within an attic.
11. Underside of roof sheathing in the attic directly under the array.
12. Conduit supported on roofs and secured to walls.
13. Conduit roof jack flashing.
14. AC disconnect from the vantage point of the electrical service panel.
15. The service panel dead front.
16. The inside of the service panel.
17. A closeup of any added circuit breaker and manufacturer's label.
18. The location of all equipment.



19. The inside of all equipment.
20. Grounding from array to electrode.
21. Roof planes with the array setbacks.
22. An electronic copy of the approved plans.

Part III – Smoke and Carbon Monoxide Alarm Verification

A live stream or recorded video showing alarm locations per [Remote Virtual Inspection for Smoke and Carbon Monoxide Alarms.](#)

### **Remote Virtual Inspection** **Storage Tank Water Heater**

Remote virtual inspection (RVI) may be done via live stream, pictures, video or any combination. A link or a phone number for live stream must be emailed to inspector prior to the start of scheduled inspection. The inspection host shall comply with all safety measures required by Cal OSHA at all times.

#### **Part I – Jobsite Verification**

A live stream or recorded video showing the street address and advancing to the location of the water heater project is required.

#### **Part II – Inspection Procedures**

The following views are required and may be conducted via live stream or pictures:

1. The front of the building showing the street address.
2. Full size view of the entire water heater.
3. If in a side yard, hold a tape measure from the front of the enclosure to the property line.
4. If in a garage provide a view from the garage door.
5. If in a garage and not elevated 18", show the Flammable Vapor Ignition Resistant (FVIR) label.
6. If inside a building, show the combustion air openings.
7. The water heater manufacturer's label.
8. The entire vent connector.
9. At closeup of the screws that secure the vent connector to the draft hood.
10. Single wall vent to B-vent adapter. (if required)
11. B-vent to draft hood adapter. (if required)
12. Ceiling/wall thimble.
13. All the vent that passes through an attic.
14. Minimum 6" clearance from single wall vent to combustibles.
15. Minimum 1" clearance from B-vent to combustibles.
16. Water shutoff valve in both on/off positions.
17. Water pipe insulation.
18. Gas shutoff valve in both on/off positions and sediment trap.
19. The temperature / pressure relief valve and its drainpipe. Show the entire exposed length of the drainpipe. With a tape measure, show that the termination is greater than 6" and less than 24" above grade.
20. Emergency drain pan. The entire exposed length of the pan drainpipe and its termination.
21. Seismic strap and spacer between the water heater and the wall.



- 22. The vent roof penetration with the storm collar.
- 23. Relocated water heaters require a gas pipe pressure test with a 15psi maximum test gauge set at  $\geq 8$ psi.
- 24. Relocated water heaters may require a gas pipe schematic.

Part III – Smoke and Carbon Monoxide Alarm Verification

A live stream or recorded video showing alarm locations per [Remote Virtual Inspection for Smoke and Carbon Monoxide Alarms.](#)

## **Remote Virtual Inspection** **Smoke and Carbon Monoxide Alarms**

Remote virtual inspection (RVI) may be done via live stream, pictures, video or any combination. A link or a phone number for live stream must be emailed to inspector prior to the start of scheduled inspection. The inspection host shall comply with all safety measures required by Cal OSHA at all times.

### **Part I – Jobsite Verification**

A live stream or recorded video showing the street address and advancing to the smoke and carbon monoxide alarms is required.

### **Part II – Inspection Procedures**

The following views are required and may be conducted via live stream or recorded video:

1. The front of the building showing the street address.
2. Show all hallways and rooms with narrate use for each area.
3. Show interior of all bedrooms to determine if a fuel-burning appliance such as a fireplace and wall furnace is present. If yes, a carbon monoxide alarm shall be installed within that bedroom.
4. Show alarms in relation to air registers (vents) and ceiling fans.
5. Demonstrate alarms are installed per **[Smoke and Carbon Monoxide Alarms Handout](#)**.