



Residential Required Inspections

Footing, Caissons, Trenches, Pads and Setback Inspection (#100): To be made after trenches are excavated, forms erected, steel in place and prior to placement of concrete. The County requires on-site observation and a stamped written report by an architect or professional engineer when plans call for drilled piers (caisson) construction. An Engineer's signed letter, attesting these items meet the approved plans and specifications, will be accepted in lieu of an inspection, which must be submitted to the Building Safety Division prior to framing. Observation of the preparation, reinforcement and placement shall be described in detail in the written report by an engineer and is not the responsibility of the County.

Concrete Encased Electrode Inspection (#105): At time of inspection, a listed connector for concrete encasement shall be visible and the grounding electrode conductor present. The connection shall be attached to a minimum of ½" rebar for a distance of at least 20 ft. This length shall be continuous or tied together with steel tie wire, exothermic welding, or welding. The CEE shall also be connected to a continuous length of 20 ft of bare copper wire not smaller than #4 AWG. Refer to NEC 2014 250.52 A3 for further requirements.

Wall Reinforcing Steel Inspection (#110): After are forms erected, steel is in place and prior to placement of concrete. An Engineer's signed letter, attesting these items meet the approved plans and specifications, will be accepted in lieu of an inspection, which must be submitted to the Building Safety Division prior to framing.

Temp Power (#115): At time of inspection, a listed connector for concrete encasement shall be visible and the grounding electrode conductor present. The connection shall be attached to a minimum of ½" rebar for a distance of at least 20 ft. This length shall be continuous or tied together with steel tie wire, exothermic welding, or welding. The CEE shall also be connected to a continuous length of 20 ft of bare copper wire not smaller than #4 AWG. Refer to NEC 2014 250.52 A3 for further requirements.

Damp-Proofing of Footing and Foundation and/or Grade Beams of Basement Walls: (#120): To be made prior to backfilling. Contractor or homeowner shall provide an invoice from the damp-proofing applicator, or receipts for the materials used. Foundation drainage systems for concrete and masonry foundations that enclose habitable spaces shall be inspected by the engineer of record.

Underground Plumbing (#130): When all pipe is in place and bedded, or supported from structural floor, and ready with a 10' head of water or 5 pound air test, fifteen minutes before inspection starts. (Have a ladder setup for access.)

Underground Electrical (#135): Trench shall be to correct depth. Conductors, cable assemblies and conduits shall be in trench.

Structural Floor Inspection (#140): Wood structural floor only. Ladder must be set on site. All concrete, steel, and void floors are engineered inspections only.

Exterior Sheathing (#150): Shear wall inspection of both interior and exterior shear walls.

Lath/Wire (#220): Inspection will be made prior to plastering or taping wall and ceiling covers and after all nails and/or screws are installed.

Rough Electrical Inspection (#165): Roof must be complete, and unit shall be weather tight including installation of windows and doors. All rough wire and boxes shall be installed and supported. Conductors in boxes shall be stripped. For new residential dwellings, the electrical service is included in the 165 inspection..

Rough Framing, Plumbing, Mechanical and Gas Inspection (#160): These inspections are to be made concurrently (no exceptions). The following shall apply:

- Rough electrical installed and inspected.
- Roof complete and unit is weather tight.
- All windows and doors installed.
- Water or air test on drainage and water piping.
 - Waste and vent system (air test) - 5 pounds for no less than fifteen minutes during inspection.
 - Water test - no less than 10' head of water or through roof.
 - Water piping - working pressure is to be used or minimum 50 pounds air pressure for no less than fifteen minutes during inspection.
 - Gas piping (threaded piping) - 20 pounds air pressure for fifteen minutes.
- Rough mechanical installed (to include furnace, water heater, and fireplace).
- Fire stop plumbing vent and wiring holes and fire blocking requirements.
- Fire blocking at stairs of 5/8 Type X Drywall
- Masonry fireplace - prior to capping chase. Contractor to provide access to chase.

Insulation Walls/Ceilings/Floors (205): Inspection will be made prior to covering and concealing all walls, ceilings and floors.

Drywall Inspection (#210): Inspection of the drywall installation and screw inspection required prior to taping and mudding.

Shower Receptor (#240): This inspection is for the waterproof membrane in a poured shower. Liner/membrane must be full of water to height of the curb for inspection.

Final Electrical (#245): The project shall have all devices, receptacles, light fixtures, control pads, etc installed and in working order.

Final Building, Plumbing and Mechanical Inspection (#300): Prior to occupancy or moving anything into the structure:

- All water, gas and electrical meters must be installed and working.
- Final electric must be complete.
- All sign offs required must be present.
- Exterior must be painted if raw wood.