

## Residential Inspection Description and Approximate Order

Prior to Inspection a full legible APPROVED set of plans and site plan must be on site with permit.

Inspections that can potentially be combined are marked with a matching number. This is project dependent.

**(1) Setbacks-** To determine accurate location of work on the subject property. These should be marked with a **string line** or **PINK** flagging tape clearly marking the property boundary.

**(1) Address Posted-** Red 911 address plate should be posted. If not possible with construction, address must be clearly marked for property location by EMS or building department.

**(2) Erosion Control** – this is project specific with your BMPs listed on your permit conditions. Example: covered dirt piles, straw wattles, silt fence, and appropriate *covered access to prevent mud track out*.

**(2) Drywell/Alternative Drainage-** This inspection can happen at any point in the process. It is to confirm the placement and capacity of a drywell or daylight of drainage piping. Some drainage may be as simple as splash blocks placed at the end of a downspout to divert water away from a building. Alternatively, an inspection by a planner, prior to final inspection, may be necessary in instances such as a rain garden, bio-retention system or other planned drainage designs.

**(2) Footing-** Determine size and requirements of footing may be combined with setback inspection.  
OR

**(2) Footing-** Post Hole to determine proper size, depth and concrete pad (if required).

**(3) Stem wall-** Determine size and requirements of stem wall, depending on construction may happen concurrently with footing inspection, project dependent.

**(4) Strap / Hold down-** To Determine the proper location and type of hardware required to secure structure to the foundation (some examples are J Bolts or structural hold downs) or framing member to member (straps or other hardware). Depending on construction type can happen with a framing inspection (hold downs) or Exterior shear wall inspection (straps).

**(4) Under floor Framing-** Prior to cover (subfloor) to determine that floor is correctly framed to plan specifications. This may be also a slab inspection to determine under slab reinforcement and insulation prior to pouring concrete.

**(4) or (5) Underground plumbing-** This is an inspection to check any plumbing that is to be located under a slab, it is to be scheduled *prior* to pouring concrete. The drain lines are to be capped and be filled with water. Must have a static ten-foot head height for pressure testing.

**(5) Plumbing Hydronic-** Project specific, hydronic tubing (heat tubes) are lines that provide radiant heat in a slab or other system. These lines are required to be capped, have a gauge and pressurized to 100 PSI.

**(6) Shear wall Exterior-** prior to cover (house wrap, siding) to determine sheathing material, nail type, spacing, and properly driven (just past flush, not overdriven).

**(7) Plumbing (rough)**- This inspection is to determine proper fittings, pipe sizing and slope. Fresh water supply lines need to have a gauge and either be hooked up to water or air tested to 60 PSI. Drain lines must capped and be filled with water to the vent stacks.

**(7) Propane**- This is to determine the correct sizing, type and placement of line. Lines must have a gauge and be charged to 15 PSI. Tanks must be installed to manufactures specifications.

**(7) Heat/Chimney clearance**- This inspection is to check the pipe clearance to the surrounding material is adequate, it is also to check for fire stopping around piping in concealed areas (usually a plywood or sheetrock lid to attic space).

**(7) Framing**- This inspection must be scheduled **AFTER** L&I has signed off for electrical cover. This is to determine framing members, size and spacing, headers, hardware (brackets, etc.) as well as installation of trusses. Truss specifications must be on site at time of inspection as well as any duct work that will be concealed must be finish routed and sealed. At this point all holes and penetrations should be placed in structural members (studs and top/bottom plates) and will be the last inspection inside the wall before cover (insulation). Windows will be checked for energy compliance, tempering, and egress requirements. Structure should be weather tight at framing inspection, this includes siding, caulking, window trim, roofing.

**(7) Insulation Air Seal**- This inspection may be concurrent with framing it is to determine that all penetrations to unheated areas are sealed to energy code as well as provide for fire protection.

**(8) Insulation**- Walls, ceiling, floors can happen in one visit prior to covering, (Insulation certificate issued by contractor for floors and ceiling, if used, should be provided).

**(9) Shear wall Interior**- prior to cover (drywall etc.) to determine sheathing material, nail type, spacing, and properly driven (just past flush, not overdriven).

**(10) Wall Board**- This inspection is to determine the type of material and the fastening spacing prior to finishing (drywall compound and tape).

**(11) Jefferson County Reviews**- Prior to scheduling a final BUILDING inspection, all other department reviews and permits must be finalized. This includes a final inspection and as-built submittal of the septic system, final inspection and sign off of road approach, and any critical area sign offs and submittals of special reports by land use department.

**(12) Mechanical**- This inspection is to confirm proper installation of mechanical systems including but not limited to: HVAC, furnace, heat pump, water heater, boiler, solar and other equipment.

**(12) Smoke/ CO**- This inspection is to confirm placement, adequacy, and interconnection of smoke and carbon monoxide detectors. This includes interconnected heat detectors in attached garages.

**(12) Address posted**- Red 911 address plate *must* be posted for each dwelling prior to final inspection.

**(12) Drywell/Alternative Drainage**- See requirements above, must be completed by final.

**(12) Final**- This inspection is to do a final walk around and see the completed project. This includes but is not limited to: egress, patios, porches, decks, railings, hand rails, appliances, heating equipment, fans

(ventilation), proper sanitation and hygiene minimums. Insulation certificates, blower door test results and other documentation may be required.