



## BUILDING SAFETY DEPARTMENT

Congratulations on obtaining a permit to build your residence or an addition to your home. The following list can help you determine how and when to call for the necessary inspections. It is important to remember that all inspections made will verify that the work being done matches the approved plans on your job site. If the work does not match, your inspector will provide a red tag and correction notice for those issues. If that happens, you will either need to re-do the work, or have your plans revised. Both will cost you time and money, so it is in the best interest of your project that you build what you have approved. The fees you paid for your permit cover the cost of the inspections on your project. A typical house project includes up to 8 inspections. If the number of inspections on your project exceeds this number, you may incur additional costs.

If you have a typical frame construction, this list applies to you. If this is an addition, you may not have all inspections, but the sequence is the same. If you have any questions or concerns, please contact a Sr. Building Inspector at 623-930-2800.

1. A **footing** inspection is the first to be called. During this initial inspection, we will verify your setbacks to the foundation; verify your footing depth, check to see that all necessary rebar is installed correctly and verify that your electrical ground is in place, the correct size and depth.

The code you need to call is **615**.

2. The **stem/foundation** wall inspection is next. The inspector will verify that the size of the stem matches the approved plans. All rebar will be verified as well as all hold downs and sill plate anchors.

The code you need to call is **616**.

3. The next inspection includes several items that are expected to be complete at the same time. This inspection includes **water service, sewer, rough plumbing waste and rough plumbing water**. Please note, if your home has a post tensioned slab, this inspection will not be necessary. This group of inspections will verify all underground plumbing pipe sizes, fittings and materials, cleanouts, island venting, water meter, and shading of trenches. Your water meter is to be

installed by this inspection or you will not be allowed to proceed to the next inspection.

The codes you will need to call are **623, 624, 625, 626** and **627**.

4. The fourth inspection is the **pre-slab/interior footing**. For this inspection, you should have your ABC in place. All plumbing sleeves, electrical conduit will be verified. If you have any interior footings, they will also be checked for compliance with the approved plans.

The code you will call is **621**.

5. The fifth inspection includes items you need to have completed at the same time. These are **roof/deck nailing, strap and shear wall**. The roof sheathing must be in place as well as all trusses, supporting members and framing connectors. Exterior walls must be framed all windows need to be nailed, exterior sheathing needs to be in place, all patios must be complete. At this inspection, the inspector will verify the materials are correct, the trusses are placed as they are supposed to be, your nailing is correct for all shear and sheathing, all pipes are protected at the walls, all blocking is installed, all ceilings are installed and all beams are correctly sized and an attic access is in place. Attic ventilation is also verified at this inspection.

The codes you need to call are **628, 629**, and **630**.

6. **Framing, rough electric, top out and mechanical** are all part of the next inspection you will have. At this stage, your home is close to completion. We do not want any trade to do damage to another completed portion of your project, so we will **only give you an approval when all items are complete**. Framing members of all walls and floors are installed and will be verified for size, placement and material. Mechanical systems are in place and access has been provided to them. All plumbing, including gas, is installed and under test. All piping is supported, all penetrations are sealed, and tub/shower enclosures are installed and will be tested. All electric work is installed. Wiring is supported and water and gas lines are bonded. All GFCI receptacles are installed as required by code. Smoke detectors are wired.

The codes you need to call are **631, 632, 633** and **650**.

7. The next inspections are the **drywall and lath inspections**. Outside the house, the Styrofoam supporting the stucco is in place at this time. Inside the house, all drywall is in place. The inspector will verify that the connections to the framing meet code and manufacturers specifications.

The codes you will need to call are **637** and **638**.

8. The last inspection you will have is the **final inspection**. At this time, the inspector will verify that your home is complete, code compliant and ready for you to move into.

The code you will need to call is **699**.

Once the inspections are complete and approved, the inspector will call a clearance to the utility company that serves your house. The power company will then energize your electrical panel and you will be able to move into your home.

There is a complete list of items that are looked at during each inspection; your inspector has a check list that he can provide to you. With the information above, you will be able to move smoothly through your inspection process and move more quickly into your new home.

If you need further assistance, please contact your inspector through our main switchboard at 623-930-2800.