

Residential Building Inspection

Colored stamped plans and Engineering shall be on site at all Inspections

Please remember this list is not all inclusive as other items may require inspection

Setbacks and Footings

- Address number shall be displayed at the road so the inspector/emergency services may find location.
- Property lines shall have string line strung so setbacks may be verified.
- Verify that building location has not deviated from approved plans. (Moving structure from approved location may require a revised plan be submitted for fire dept. approval or change in address.)
- If in flood zone, ensure all requirements are met.
- If re-bar is required it shall be properly in place and tied as required.
 - a. If daylight basement or slab on grade. Inspector shall verify R-10 insulation 24" vertical or 48" horizontally on daylight of basement side of the foundation along heated envelope.
 - b. Slab on grade/basement floor Inspector shall verify 6-mil vapor barrier under slab of heated envelope. Interior point load footings

Pre-Floor

- Insure all anchor bolts are installed/located per code/approved plans.
- Insure hot dipped galvanized fasteners are used to connect floor joist hangers to pressure treated mudsills.
- Insure all pony walls are built and installed as designed
- Insure all point loads thru to footings and properly located per approved plans.
- Insure all interior shear and/or shear blocking is installed per approved plans

Slab on grade or basement floor

- If daylight basement or slab on grade, verify perimeter R-10 insulation 24" vertical or 48" horizontally on interior floor of basement slab along heated envelope.
- Verify 6-mil vapor barrier under slab of conditioned envelope.
- Verify interior footings/thickened edge/required rebar are in place.

Shear panel

- Verify that required shear panels are properly located and fastened per code or engineers spec.
- Verify galvanized nailing at bottom of all panels into pressure treated mudsill.
- Braced wall panel connection to perpendicular trusses if applicable R602.10.8(2)
- Verify OSB has a minimum of 1" clearance above any adjacent slab.
- Verify all portal framing is properly located and installed as required on approved plans
- Verify all exterior uplift straps or hold downs are installed as per designed.
- Verify post and beam connections and complete a Framing inspection on all porch roofs.
- Verify Tall Wall Engineering requirements if applicable.

Weather Barrier, Window install

- Verify Windows are installed and flashed per manufactures specs.
- Verify Building wrap is installed per manufactures specs.
- Verify safety glazing (tempered) and fall protection at required locations.
- Verify emergency escape and rescue at required locations.

Framing

- Verify Rough inspection for all trades, including fire sprinklers where applicable, have been completed.
- Verify trusses are installed per engineered design. Truss engineering shall be on site for inspection and legible.
- Verify all roof overbuilds are properly completed.
- Check that any damaged or modified trusses have been repaired or altered per engineer spec.
- Verify air seal is complete, including required fire stopping.
- Verify all Vaulted ceiling backing, bonus roof walls are properly built per approved plans/Manual J (six -sided assembly for walls >12" high)
- Verify stairs meet min. code requirements. (Document if top or bottom rise is off due to potential finished floor needed)
- Verify all point loads are properly installed thru to footings
- Verify all fire stop and fire blocking is properly installed
- Verify smoke detectors at required locations
- Verify exterior wall and ceiling low volt boxes sealed (no open back boxes)
- Check for notching and bored hole limitations
- Check for top plate overlap 24" min.
- Check for hanger and strap nailing
- Verify crawl space access size
- Inspect crawl space for excess moisture, cut floor joist at bathrooms or mechanical decks.
- Look for any modifications to MEP systems which may require a reinspection.
- Verify garage common walls are 2x6 or equivalent.

Energy

- Verify all prior framing inspections are completed per corrections
- Verify attic insulation depth markers
- Verify all insulation is properly installed per requirements.
- Verify attic access size and locations.
- Verify garage common wall 2x6 (R-20)

Final Inspection

- Verify Final inspection for Electrical, Plumbing, Mechanical, Fireplace and Fire sprinklers where applicable, have been completed.
- Verify that all permit conditions have been met, such as SWDH, Fire District and Driveway and Canyon County Private Road Ordinance Certification requirements.
- If applicable flood zone signed approval of the final construction elevation certificate from an engineer shall be in office prior to Building final approval.
- Verify street address is properly installed and visible from public way and per county ordinance.
- Final grading on exterior of home shall be complete.
- Verify requirements for egress, escape and rescue, safety glazing and smoke/CO detectors.
- Verify stairs meet code requirements, including illumination and handrails.
- Verify any installed guardrails meet code requirements.
- Verify the self-closing door at the garage/dwelling separation as well as sealing of all penetrations at garage ceiling and common walls.
- Verify Insulation certificate is in place (at electrical panel or furnace room/ mechanical deck wall.
- Crawl space is completed as required (insulation installed and supported, vapor barrier installed, floor joist and pony wall studs repaired if damaged, construction debris and vegetation removed, crawl space lid sealed and handle installed.)
- Attic area is completed as required (attic access sealed)
- Home is weather proof, no exposed wood, wall and roof covering complete, exterior wall penetrations sealed.