

Residential Structural - Inspection Process

October 18, 2018

To: Building Contractors Association
From: Brent Bjornson, CBO - Building Official
Topic: Residential Building Inspections, Re-Inspections, Addressing

Reminder - Current Process;

1. City stamped and approved plans, plan review packet and notes, and the truss package shall be kept at the site, and shall be open for all inspections, otherwise the inspection will not be performed and a \$45.00 re-inspection fee will be assessed.
2. Site approved address numbers shall be posted - legible and visible from the road, otherwise the inspection will not be performed and a \$45.00 re-inspection fee will be assessed. Lot and block is not acceptable.
3. Re-inspections - work shall be complete before the inspection is scheduled. If a correction notice is posted and a re-inspection scheduled (but not corrected) the re-inspection fee is \$45.00. If the same item is called in a second time and still not corrected the re-inspection fee is \$90.00

Five Residential Inspections Required;

1. **Footing/Foundation inspection** - All forms and required reinforcement tied in place. Setbacks marked, electrical "u-fer" ground installed. Floodplain initial elevation certification (if applicable).
2. **Exterior shear wall inspection** - Alternate braced walls and portal frames shall be unwrapped and exposed for fastener and strap inspection. All anchor bolts, plate washers, and hardware fastened. Straps installed per plan and exterior fastening per schedule and all shear minimums met per code. Interior shear met at framing inspection - example let-in bracing and truss bracing. All roof framing on covered porches and covered patios to remain exposed for inspection.
3. **Framing inspection** - All required truss clips, truss bracing, tall truss bracing and let-in bracing in place. Roof sheathing must be fully complete and nailed. Windows are desired to be installed at this inspection however no later than energy/insulation inspection. All penetrations foamed at framing inspection.
4. **Energy/insulation inspection** - All insulation installed per manufacturer's recommendations. Inspections will not move forward without all windows/doors installed and air sealed.
5. **Final inspection** - Plans on site. Energy certificate shall be placed on the outside of the electrical breaker panel. Site grading and life safety minimums must be met.

MEMORANDUM

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Topic: **Residential Inspection Process**

1. Footing

- A. Approved plans required on site.
- B. Floodplain - provide initial floodplain certificate to building inspector
- C. Setbacks
- D. Reinforcement
- E. Electrical Ground

2. Exterior Shear Wall

- A. Approved plans required on site. Shear wall specs required on site.
- B. Portal frame and alternate braced wall nailing and straps.
- C. Roof and continuous sheathing fastening.
- D. Passing inspection = approval to begin house wrap installation

3. Framing

- A. Approved plans required on site.
- B. Mechanical, electrical, plumbing must be passed "prior to" covering/concealment and "prior to" the framing inspection per the 2012 IRC section R109.1.2
- C. Wall bracing
- D. Truss pack, Plans and shear wall specs required on site.
- E. Hold downs

4. Energy/Insulation - Approved plans required on site.

5. Final - Approved plans required on site.