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# *Brian Head Building Department*

## *Required Inspection Reference Guide*

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### **Footing Exterior**

- Footing depth per plan
- Rebar chaired and secured in place
- Rebar laps per plan
- Rebar Ufer ground in place and tied to footing bar

### **Temporary Power**

- Panel pole secured in place
- All circuits in panel are GFCI protected
- Panel and parts in good working condition
- Ground and neutral to be bonded

### **Underground Electrical**

- Trench depth to meet required depth per code/utility standards
- Conduit and conductors appropriate per location

### **Underground Mechanical**

- Ducts listed for direct burial
- Joints in ducts are sealed
- Ducts supported in place

### **Underground Plumbing**

- Pipes have proper slope
- Must have a clean out at the junction of the building drain and sewer connection
- Backflow preventer installed on all basements
- System to have a minimum of 10-foot water head test or air (special case only) for 15 minutes
- Ensure that the correct fittings are installed
- All piping to be fully bedded or supported by other approved methods

### **Interior Footing**

- Insure placement of footing and rebar
- No plumbing to run parallel inside of footing
- Pipes crossing in footings to be protected (foam wrap or relieving arch)
- Check depth of footing

### **Foundation Wall**

- Rebar spaced and tied per plan
- Wall thickness and height per plan
- Hold downs installed in proper location

## Slab (suspended)

- Ensure proper rebar size and spacing
- Slab thickness per plan
- Ensure all rebar laps per plan

## Roof

- Plywood and OSB to have a 1/8 in. gap at all edges
- Shear connections nailed through roof sheathing per plan
- Correct thickness of sheathing used per span rating
- Sheathing strength axis is perpendicular to supporting members
- Ensure truss are per plan and are not damaged
- All hangers are installed and nailed per manufactures specifications
- All truss bracing is installed per plan

## Interior/Exterior Shear

- Ensure correct sheathing type and size per plan
- Ensure correct nailing of shear per plan
- Check nailing on all hold downs and placement
- Ensure that all hardware for connections are installed
- Check that all shear transfers are in place per plans
- All anchor bolts are installed per plan

## Rough Mechanical

- Units and Ducts are supported per manufacture and code requirements
- Duct insulation outside of the building thermal envelope in attic is R-8, R-6 all other areas
- Line set is protected where subject to physical damage
- Drain lines are in place and drain to an approved location
- If unit is installed in the attic a raised walkway and working platform is to be in place

## Rough Plumbing

- Water/ air (special case) test is on the DWV system at time of inspection
- Protection of pipes where less than 1 1/4 in. from edge of framing member
- Horizontal vent pipes to slope back to drain
- A minimum of one vent to the exterior of the building
- Water piping to be under test

## Rough Electrical

- Ensure proper spacing of outlets
- Protection of conductors where subject to damage
- All multi wire boxes to be made up
- Check placement of smoke and carbon monoxide detectors
- All metal boxes to have grounds secured to box by a listed connector
- Ensure access to motor on jected tubs
- Check for proper working clearances are provided at all disconnects and panels
- Unused openings in panels are sealed
- All wires to terminate in an approved box or fixture

## Gas Piping

- Gas line to have a pressure test at time of inspection of 1 ½ X's the working pressure, not less than 3 psig
- Ensure the gas line is supported
- Must have the Brian Head gas clearance form filled out and on site or uploaded to City Inspect
- Underground gas line to be approved for the location
- Plastic gas line to have a yellow tracer wire with it where underground
- Listed risers are installed, if an anode is required it must be in place at time of inspection

## Framing

- Ensure all prior inspections are approved prior to calling for inspection
- Check all notching and boring of structural members
- Check that all windows in hazardous locations are tempered
- Check stair construction for code compliance
- Ensure all fire blocking is in place
- Check all nuts on bolts for tightness
- Egress windows in bedrooms to meet code minimum size for egress and max height to opening of 44 in.

## Insulation

- Batts are to be installed per manufactures instructions (tight and split around pipes)
- Ensure correct R value was installed (to match REScheck)
- All holes in top and bottom plates to be sealed
- Check b-vent for clearance to insulation and combustibles
- All windows and door jambs to be sealed to framing
- Windows to meet minimum requirements to the IECC

## Lath

- Check for proper weather barrier installation
- Lath wire to be secured per listing
- Ensure listed wire is being installed
- All penetrations to be sealed
- All flashing is installed at windows and doors and roof flashing is terminated correctly at roof
- Weep screed is a minimum of two inches from concrete and four inches to landscaping

## Drywall

- Garage lid with living space above to be 5/8 in. Type X
- Check for proper drywall being used in wet/exterior conditions

## Fire Assembly

- Ensure correct type and size of drywall is being installed
- Check length and type of fasteners being used
- All penetrations must meet listing or code requirements
- Check framing is per listed design

## Shower Pan

- Pan must have two inches of water at the dam
- Pan must be type listed in code of approved build up materials

## **Permanent Power**

- Provide Rocky Mountain Power service order number upon inspection request
- Grounding conductors must be landed in panels
- Must have at least one GFCI outlet installed
- If done prior to framing, panel must be secured into footing and have a GFCI circuit installed

## **Other**

- This inspection is used for special conditions not found in other inspection types

## **Building Final**

- Address to be permanently posted
- All trades to be done prior to inspection
- Sidewalks and street to be clean
- Dumpster and porta potty to be removed from site
- Sidewalk to be undamaged
- Driveway to be finished
- Grading to slope away from house and flow to an approved drainage area
- Must have all required certificates on site at the time of final inspection (stucco, insulation, grading)
- All required utilities must be hooked up and operational

**This is not a complete list of code items and is intended as a reference only to assist in the inspection process.**