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Residential Inspections

The construction and inspection process can be confusing and seem overwhelming. However, we are here to assist you through that process.

It is not as important to call the correct inspection code each time as it is to call for an inspection at the right time. It is much more difficult and more expensive to inspect something after it's been covered. Not all inspections are included in this guide, but the most common ones are.

Please note, inspections may not be in numerical order. You may not need all inspections listed on your permit. For example, a wood framed building would not require 410, 420 & 430 Masonry inspections unless it included a masonry construction. See page 3 for an example of inspections listed on permit. This basic guide is meant to help illustrate the most common residential inspections and when to request them. It's also very important to schedule and pass the Drainage Milestone inspections. These inspections are listed under Special Conditions on the lower portion of the permit, or may be on multiple pages of the permit, with a brief description and when to request them. These inspections when required, must be approved in order to proceed and to open additional inspections you'll need next. They are typically inspections; 155, 801, 803 and 970 Final Drainage Inspection. The 900 Final is the very last building inspection. It must be approved to obtain a Certificate of Occupancy or Certificate of Completion on almost all permits. Some fence permits only require the 970 Drainage Final to close the permit.

There are a few things to remember if you are unable to schedule inspections or the inspection is unavailable; Permit status, if your permit is not in issued, re-issued or renewed status inspections cannot be performed. If you recently submitted a modification or plan change, inspections will be on hold until permit has been reissued. If you have fees due, inspections cannot be scheduled. Once fees have all been paid, inspections will resume. If the inspection you are trying to schedule is unavailable, ensure the next Drainage milestone inspection has been approved. This may be preventing the inspection. Online, inspections with a clock symbol are available, inspections with a green check have already been approved and inspections without an icon next to them are unavailable, usually because a Drainage inspection milestone. See Special Permit Conditions and slides to follow.

Whenever you are unsure whether an inspection is needed, give us a call. For minor permits, only 1 or 2 inspections are usually needed. We now also offer virtual inspections for minor permits. We can perform a virtual inspection from the office or just about anywhere by sending a text to someone on site.

Should you require any assistance, please contact our Call Center at 602-506-3301, our Inspection Coordinator at 602-506-7170 or email PNDInspections@Maricopa.gov

Thank you,
Justin Pascarella
Building Inspection Manager

Residential Permit Inspections

Typical Residential Inspections Printed on Permit
Example

PERMIT BY INSPECTOR

For specific PBI remodel permits only. See final slide. → 435 PBI Plan Review

FOUNDATION / 100 SERIES

Foundation Inspections required. See slides 9,10,12,17 & 18 →
- 105 Footing - Setback
- 110 Foundation-Stem Ground
- 120 Mono Footing
- 130 Pre-Slab

Drainage Milestone Insp. Must pass to open next insp. → 155 Drainage-Finish Floor Elev = See slide 11

UNDER FLOOR / 200 SERIES

Required for buildings with plumbing. See slides13,14,15 →
- 205 Drain and Waste
- 210 Copper ← Only used when copper tubing used under slab for water distribution
- 220 Water Service
- 230 Septic or Sewer Connection

Required for any underground electrical conduit prior to covering trench. → 240 Electrical Conduit

250 Return Air Duct ← **Rare** – Only when R/A ducts ran under slab

TOP OUT / 300 SERIES

Framing always required for steel and wood framed buildings. Rough electric, plumbing and mechanical are required when those disciplines are included. →
- 310 Rough Electrical
- 320 Temp Construction Power
- 330 Rough Plumbing
- 340 Rough Mechanical
- 350 Framing

Not required unless project is located within the state-defined territory in the vicinity of a military airport. See permit conditions. → 355 Noise Reduction

360 Safety Glazing ← No longer an inspection. Item is inspected during rough in

For exterior walls and roof sheathing, after fastened in place, but prior to any moisture barrier, foam or roofing materials. → 370 Roof Sheathing-Strap-Shear

MASONRY / 400 SERIES

Masonry inspection are performed in 4' lifts, after rebar installed and before grouted →
- 410 Masonry-Grout-Wall
- 420 Masonry-Grout-Fireplace
- 430 Masonry-Grout-Bond Beam

WALLS / 500 SERIES

510 Drywall ← After drywall is hung and fastened but before taped and textured.

520 External Lath ← After foam and lath wire is attached but prior to stucco.

530 Fire Rated Eave ← Required only when building overhang encroaches <5' and >2' to property line.

MISCELLANEOUS / 800 SERIES

800 Miscellaneous
816 Building Other
← Used for minor miscellaneous building inspections. These are not typically used but if all other inspections have been approved, can use these. However, cannot be used to bypass milestone inspections.

817 Water Heater ← Inspected during the final. Plumbing, electrical and gas to WH is inspected during construction under the rough-in inspections.

819 Gas Yard Line Test ← For inspection of outdoor gas line and pressure test. Underground or above grade.

826 Plumbing Other
834 Mechanical-Other
840 Electrical Other
← Used for minor miscellaneous inspections such as water or sewer line repair, AC replacements and minor electrical work. These are not typically used for structures but permits minor in nature.

FINAL / 900 SERIES

970 Drainage-FINAL ← Final grading and drainage inspection. When required (see permit)

900 FINAL Building ← Final Building Safety inspection. Required prior to occupancy approval and certificate.

NOTE: IF A 970 FINAL DRAINAGE INSPECTION IS REQUIRED, THIS MUST BE APPROVED / PASSED PRIOR TO SCHEDULING THE 900 FINAL BLDG SAFETY INSPECTION.

150 Fence Footing — For B Fences; pool barrier footings, Retaining wall footings, footings for fences over 7' high and footings for fences that establish primary use on property

Special Permit Conditions

See permit for special conditions. Additional Drainage milestone inspections may be required to be approved before proceeding on to next inspections.

OWNER IS RESPONSIBLE FOR MAINTAINING THE HISTORIC DRAINAGE PATTERNS ON SITE, BOTH BEFORE AND AFTER THIS PERMIT IS FINALIZED. SITE CONDITIONS, SUCH AS LANDSCAPING, GRADING, FENCING, ETC. THAT PREVENT THE MAINTENANCE OF THE HISTORIC DRAINAGE PATTERNS SHALL BE CORRECTED OR ADDRESSED THROUGH A GRADING AND DRAINAGE PLAN APPROVED BY THE MARICOPA COUNTY PLANNING & DEVELOPMENT ENGINEERING DEPARTMENT.

THE ISSUANCE OF THIS PERMIT SHALL NOT RELIEVE THE OWNER OR OWNERS AGENT OF ANY RESPONSIBILITY TO COMPLY WITH ALL OTHER GOVERNMENTAL ORDINANCES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, LOCAL BUILDING OR ZONING REQUIREMENTS AND IN NO WAY IS THIS DRAINAGE CLEARANCE TO BE CONSTRUED AS AN APPROVAL FOR ANY REQUIREMENTS OTHER THAN DRAINAGE REQUIREMENTS FOR WORK COVERED UNDER THIS PERMIT.

155 FINISHED FLOOR ELEVATION INSPECTION - CALL 602-506-3692 TO SCHEDULE THIS INSPECTION WHEN THE FORMS FOR THE CONCRETE FLOOR HAVE BEEN SET AND THE CHALK LINES FOR THE TOP OF THE CONCRETE FINISHED FLOOR ARE CLEARLY VISIBLE ON THE FORMS, BUT BEFORE POURING THE CONCRETE. ENSURE THAT THE TBM IS CLEARLY MARKED AND THERE IS AN UNOBSTRUCTED LINE OF SIGHT BETWEEN THE TBM AND THE FINISHED FLOOR TO BE INSPECTED. A COPY OF THE STAMPED "OWNER'S COPY" APPROVED PLAN SET SHOULD BE AVAILABLE ON SITE AT ALL TIMES.

970 Final Drainage Inspection - Call 602-506-3692 to schedule this inspection when the grading and all civil improvements are complete, all elevations meet finished grade, and all structures and fencing have been constructed to their full extents. Structures shall be substantially complete but may lack some minor finish details and interior work. Approved grading shall be maintained through landscaping phase. A copy of the stamped "OWNER'S COPY" approved plan set should be available on site at all times.

Inspection Scheduling

Inspections scheduled by 2:30 PM are performed the next business day.

Inspections can be scheduled multiple ways.

Schedule Online:

maricopa.gov/797/Planning-Development

Schedule by Phone:

Interactive Voice Recording (IVR)	Call Center (Live Person)	Inspection Coordinator (Live Person)
602-506-3692	602-506-3301	602-506-7170

The Basics

- Permit and Address to be posted at site and visible from street. Review your permit for important information.
- The Approved plans are required on site for all inspections. Approved plans have Maricopa County stamp on them.
- Contractor or property owner are responsible for printing the approved plans from the EDR portal for Inspections. A full-size, printed copy of the approved plan set must be onsite.
- Permits expire 180 days from last approved inspection.
- Person doing work is responsible for requesting inspections.
- Permits must be in issued, reissued or renewed status to receive inspections*
- All required tests must be provided by person doing the work, not the Inspector
- Go To permits must final at the same time
- 2012 International Residential, Plumbing, Mechanical and Fuel Gas Codes
- 2011 National Electrical code
- Maricopa County Zoning Ordinance
- Local Additions and Addenda
- Maricopa County does not conduct insulation inspections, unless project is located within the state-defined territory in the vicinity of a military airport. See permit conditions.

*Commercial permits may call for inspections while permit is in modified status

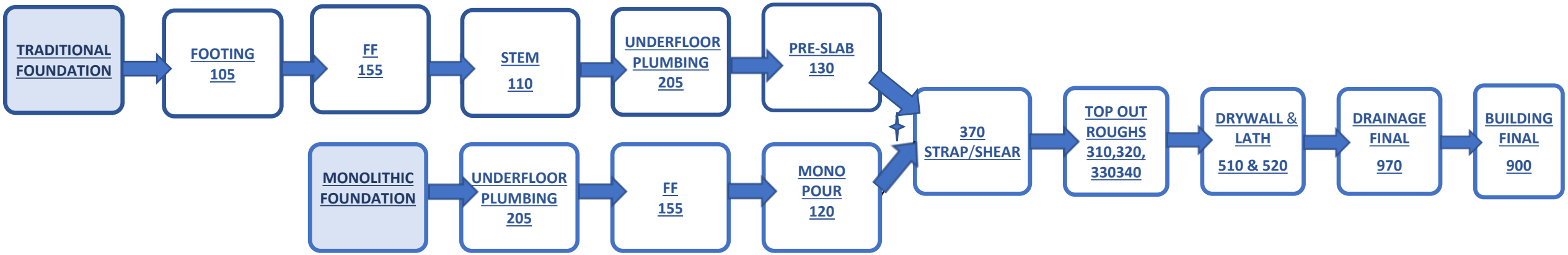
92 Site Inspection

Many permits will have a site inspection performed by the Drainage Inspectors during the review process. This inspection is to confirm that there will be no major impact stemming from the proposed structure, and if there are historical washes on the property, they will not be altered. This inspection does not need to be scheduled by customer. The Drainage Inspectors will visit the site upon application.

Inspection Order

For New Habitable Wood Framed Buildings
With Minimum Drainage Issues

TRADITIONAL AZ FOUNDATION
FTG, STEM, SLAB



MONOLITHIC FOUNDATION

For Masonry or ICF Construction, add 410 Masonry Grout Insp after either 120 or 130 Inspection for every 4' lift of masonry wall.
Note: For remodels, inspections may start at later stage if not an addition

Basements

Skip step if project does not include a basement.

For basement structures, the basement is dug first. Forms are set and reinforcement is installed. 105 Footing inspection will be used for the basement and again at grade level for remainder of the building . If cast in place concrete, masonry units or ICF is to be used for the walls, the forms, masonry units or foam blocks and rebar are installed, a 143 Basement FF inspection is conducted by Drainage to verify the basement walls, window well or stairwell height are at required elevation. The walls creating window or stair wells must be at the same elevation as the basement walls. Once the 143 Basement FFE has been approved, a 111 Basement Wall inspection is conducted to check all the walls, rebar and penetrations. For masonry construction, inspections are required in 4’ lifts.

After the structural walls are complete, the 205 underfloor plumbing will follow and then the 130 pre- slab. The 105, 110, 205 and 130 inspection will most likely repeat at grade level for remainder of the building.

105 Footing & Setback Inspection

Traditional Foundations

- For homes without basements this will be the first inspection. For basement homes, see previous slide. This inspection will occur after home is laid out, footings are dug, reinforcement (rebar) is in place, but before any concrete is poured. The inspector will first verify the building is in the correct location, meets required setbacks, footing dimensions are correct, all reinforcement is in and if there is electrical planned for the building, a grounding electrode or “ufer” has been installed correctly.
- Property pins are identified, and property lines are strung.
- Footings are to be dug into natural, undisturbed earth. If a pad was built up to elevate the building, then a compaction test must be performed. The compaction test results should be left with the plans for the inspector to review at the footing inspection. (95% compaction required)
- A Grounding electrode or “ufer” shall be installed to safely ground the electrical system. This typically consists of 20’ of # 4 bare copper located in the lower portion of footing with enough wire left out to reach the grounding terminal in the electric panel. There are other electrodes permitted. Please refer to NEC 250.
- If this inspection is approved, the exterior footings may be poured.
- Next inspection 155 FF Elevation if REQUIRED on permit, and the 110 Stem inspection if it’s not.

Finished Floor Inspections

If the 143 or 155 is listed as REQUIRED on the permit, they are conducted after the 105 Footing has been inspected, approved and poured, but before the 110 or 111 has been inspected for traditional foundations. For monolithic foundations, the 155 FF inspection occurs after the 205 Underfloor Plumbing has been inspected, approved, covered and compacted with the forms up and the proposed elevation marked . During the 143 or 155 inspection, the Inspector will verify by instrument that the proposed FFE is at the required height and the building will be free of inundation. This inspection also opens additional inspections needed later in the process. If required and missed, other inspections will not be available until the elevation has been verified and approved. The next inspection will be 110 Stem for traditional foundations and the 120 Mono Pour for monolithic foundations.

110 Stem Inspection

The Stem wall rests on top of the exterior Footings and is the portion of the building that the framed walls are anchored to. The Stem inspection takes place after the Footing and 155 Finished Floor inspections have been approved. If the Stem is ready during the 155 FF inspection, the Drainage Inspector can perform the Stem inspection at that time as well. If it is not ready during the 155 inspection, it will need to be called for reinspection. All reinforcement, anchor bolts and required hold downs must be in place at time of inspection.

205 Underfloor Plumbing

Drain, Waste and Vent piping

- Inspection occurs after the 110 stem on a traditional foundation.
- Is the first inspection on a building with a monolithic foundation.
- All DWV piping shall be installed and under water test with a 10’ high stack.
- Piping must be installed with the minimum slope based on pipe size.
- All piping shall rest on a firm bed of soil, free of rocks and debris.
- Piping is sized based on the number of fixture units on the system.
- This inspection must be approved prior to covering the DWV system.

Next inspection for traditional slab is 130 Pre-Slab. Next for monolithic slab is 120 Mono Pour

220 Water Service Inspection

- Inspection is for outdoor, underground installations.
- Can occur with other underground piping or inspected alone at anytime.
- Is for the main water line from meter, well or storage tank to the building.
- Inspection shall be approved prior to backfilling the water line.
- Piping shall be on a 40-80 lb. test or working pressure for inspection.
- Piping shall rest on a firm bed of soil, free of rocks and debris.
- If nonmetallic piping is used, a blue #18 tracer wire shall be installed
- Shall be a minimum of 12” below grade, measured from top of the pipe.

230 Septic / Sewer Connection

The exterior drain line from the structure to the sewer or septic tank shall be installed, exposed for inspection and rest on a firm bed of soil, free of rocks or debris. The piping shall slope per code based on pipe diameter size. The piping, slope, materials, joints and cleanouts must be inspected and approved prior to covering. If non-metallic piping is used, a green #18 tracer wire must be ran along the trench close to piping from tap or tank and terminate above grade at clean-out.

If a septic tank is used, Planning and Development will only inspect the line between the structure and up to the connection of the tank. The tank, leech fields and associated parts must be inspected by Environmental Services prior to backfilling. Environmental Services inspection service line is: 602-506-1787

*This inspection can occur at anytime during project but must be done prior to final

240 Underground Electrical Conduit

Inspection can occur at anytime during your project but must be conducted before backfilling the trench or concealing the conduit. Inspection is typically conducted with the pre-slab inspection for floor and island receptacles. Inspection also required for conduit between main SES panel and any sub-panel or equipment on the property. Conduit between transformer and meter is done by utility co. only and not Maricopa County. We inspect all conduit downstream from the meter and all conduit on the customer side. Conduit depths shall be in accordance with IRC E3803.1 or NEC 300.5 and are measured from top of pipe to adjacent grade.

120 Monolithic Footing

If constructing a traditional Footing, Stem and Slab foundation, skip to next slide.

Like the 130-pre-slab inspection, The 120 mono pour inspection will occur after all underground plumbing has been backfilled, compacted, and reinforcement has been put in place. The slab depth and steel reinforcement (rebar) will be inspected at this time. Protective wrapping for all piping passing through the slab shall be in place. Any required hold down anchors shall be in place now. For Post Tension type foundations, a 3rd party Special Inspection is required prior to Maricopa County inspection. The sub grade shall be compacted, and termite treated prior to placing concrete. Once this inspection is approved, the slab can be poured. Unlike the 155 and 110, Drainage Inspectors do not inspect monolithic slabs. Next inspection for wood-framed structures is the 370 Strap & Shear. For masonry buildings, the next inspection will be the 410 Pre-Grout insp.

Next Inspection: 370 Strap & Shear

130 Pre-Slab Inspection

Traditional Foundation

- This inspection will occur after all underground plumbing is approved, backfilled and the subgrade has been compacted.
- The slab depth, interior footings and steel reinforcement (rebar) shall be inspected and approved before the slab is poured.
- Protective wrapping for all plumbing passing through the slab is required. Sub-grade shall be pre-treated for termites prior to pour.
- Underground electrical conduit is also inspected now for floor and island receptacles.
- Once approved, slab can be poured.
- Next Insp. 370 Strap & Shear for wood framed buildings and 410 masonry pre-grout for CMU buildings.

320 Temporary Construction Power

- Is for construction and testing purposes only.
- Can be requested and performed at any phase during project prior to drywall inspection. (Except for Minor and Solar permits)
- Service panel must be mounted and secured.
- Grounding electrode installed and conductor attached to grounding terminal inside panel.
- (2) 20A Weatherproof GFCI receptacles shall be installed on or near the electrical service for use of power tools, etc.
- No other circuits can be energized until inspected and approved.
- Next inspection: Depends on the stage temp power was issued, but usually Strap and Shear or Top-Out.

410 Masonry Pre-Grout Inspections

Skip this step if your building is not of masonry construction

This inspection occurs after the stem or slab has been inspected and poured. When constructing masonry buildings, walls and columns are inspected in 4’ lifts, prior to the Strap & Shear inspection. Horizontal and vertical reinforcement shall be in place and rebar splices shall overlap per plan and code requirements. Any lintels, ledger bolts, embeds, or straps shall be in place for this inspection. After the final lift and bond beam has been inspected and grouted, the roof construction can begin.
Next inspection will be 370 Strap & Shear.

370 Strap and Shear Roof Sheathing Inspection

Strap and shear inspection occurs once the building has been framed, all roof and exterior sheathing are securely fastened. Inspection occurs prior to installing any roofing material or moisture barriers. All straps, hold downs and braces should be in place and visible for inspection. Nailing patterns for roof and all shear walls should be per the approved plan. Openings should be flashed at this time. Once this inspection is approved, the exterior can be dried-in.

Next inspection: Top-out Rough; Electrical, Plumbing, Mechanical and Final Framing. All to be scheduled and inspected at the same time.

Top-Out

(Rough In)

310 Rough Electrical
320 Temp Power
330 Rough Plumbing
340 Rough Mechanical
350 Framing

Top-Out: Rough Electric, Temp Power, Rough Plumbing, Rough Mechanical and Framing inspections occur all at the same time and after the Strap and Shear has been approved. The roof must be loaded with its material, exterior is dried in, and windows installed. This inspection occurs prior to any insulation or drywall being installation. All wiring, piping, mechanical ductwork, blocking, and bracing shall be in. All piping must be on pressure tests. Electrical is checked for size, grounding, bonding, terminations, smoke alarms, circuit protection, receptacle spacing and much more.

Next inspection 510 Drywall & 520 Exterior Lath.

INSULATION INSPECTION IS NOT REQ'D UNLESS RESIDENTIAL BUILDING IS LOCATED IN THE VICINITY AREA OF A MILITARY AIRPORT
(PER ARIZONA REVISED STATUTE ARS 28-8482(B)

510 Drywall

Drywall inspection occurs after it has been hung and fastened but before tape and texture has been applied. Fasteners should not be set too deep; paper should not be broken and spaces around boxes should not exceed 1/8”. Green board is not permitted in shower or tub locations as a tile backer.

520 Lath

This inspection occurs after the wire and corner bead has been fastened in place, all penetrations have been sealed but prior to applying stucco. Lath inspection can occur at the same time as the Top-out inspections or with the drywall inspection.

970 Drainage Final

All rough grading must be complete at this time per approved plan and permit conditions. All historical washes to be maintained. When rip rap is required, it shall be sized per plan and in place per approved G & D plan. Block walls should be built in accordance with the approved plans. Drain blocks shall be installed per the approved plans and free of screens, rocks, dirt and debris. If as-built plans are required as part of the project, they must be submitted and approved prior to this inspection. The next inspection is the 900 Building Final. The 900 Final inspection cannot be requested until the 970 Drainage Final has been approved.

900 Final Building

All trades to be complete at this time. Address numbers are required on or near home. Smoke detectors must be interconnected in working condition. Carbon monoxide alarms installed and working. Solid core, 1 3/8” wood or hollow metal, 20 min. rated self-closing door installed between the attached garage and home. All circuits labeled and hot-checked. Arc-fault and GFCI protection per code. Emergency escape openings/ Egress to code and operational. All guard and handrails shall be completed at this time. Plumbing fixtures installed and operational. Go To permits, if applicable, must also be complete and final at this time. If home has gas, a final pressure test is required at this time. All attic and appliance venting to be properly installed. Utility clearances are sent upon approval. Occupancy is not permitted prior to final inspection approval.*

* Not all items are listed for Final approval.

Certificate of Occupancy or Certificate of Completion
issued by request

Fence Inspections

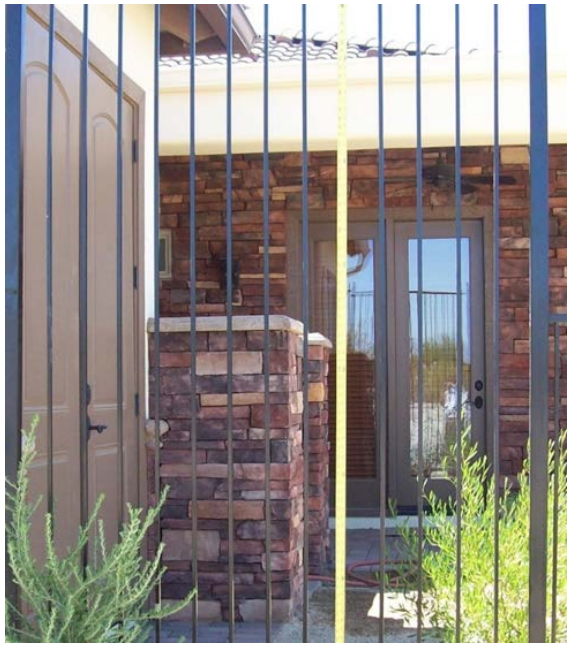
Fences under 7’ in height will usually only require a 970 Final Drainage inspection. This inspection occurs after fence has been constructed, to ensure historical washes are maintained and drain blocks are installed properly. Decorative blocks are not permitted for required drainage openings. If the fence is greater than 7 feet in height, or any portion of the wall is retaining, part of a pool barrier or if the fence surrounds a vacant piece of land, establishing a primary use such as horse property, then building inspections are required in addition to the 970 Drainage Final. These additional inspections include; 150 Fence Footing prior to pouring footings or 828 Masonry Fence inspection prior to grouting the wall.

Pool Inspections

710 Pre-Gunite
Inspection is performed after pool is dug, reinforcement installed, equipotential bonding is in, pool light conduit ran, and pool plumbing is on pressure test.

720 Pool Electric
Inspection is performed at same time as 710. Conduit, pool panel, motors and bonding to be in place. Panel and motors can be inspected now or at final.

725 Gas Line / Pool Heater
Piping must be exposed, 12” deep for steel pipe, 18” for P.E. w/ #18 yellow tracer alongside piping, in trench and under pressure test. Shut-off valves shall be installed at inspection and ahead of the appliance.



970 Drainage Final
Final grading and barrier shall be complete and approved prior to scheduling Pre-Plaster / Final Inspection

950 & 900 Pre-Plaster & Final
Inspection occurs after 970 approval, after barrier, pool shell, electrical and equipment is complete. If a home is used as part of the barrier, all doors and windows that face the pool shall be equipped with approved latches, hinges or pool alarms. The pool may not be filled until this inspection has been approved.

Exception: Public/Semi-public pools. See Environmental Svcs.

If a separate permit was issued for a barrier fence, it must be completed, inspected and approved at same time.

New Electrical Service, Upgrades or Replacements

Service Entrance Sections and Electrical Panels can typically be installed, inspected and re-energized in a single day. We realize being without electricity is not an ideal situation. Our Inspectors will work with you and the utility company to restore power as quickly as possible. However, the installation must be completely safe and far enough along to issue a clearance. If the electricians are not 100% complete, we will work together to issue a temporary electrical clearance until the electricians are 100% complete.

If a temporary utility clearance is issued, a Final Inspection must be scheduled for the following day with all electrical work complete, breakers installed, and the panel labeled.

Panel must be securely fastened in place, have the main disconnect sized properly, installed and the service grounded and bonded to the grounding electrode, grounding conductors and any interior metallic piping in the building and to the metal building itself if applicable. If an existing grounding electrode cannot be verified, a new one will be required.

Contact us at least 24 hours prior to the scheduled disconnection from utility service.

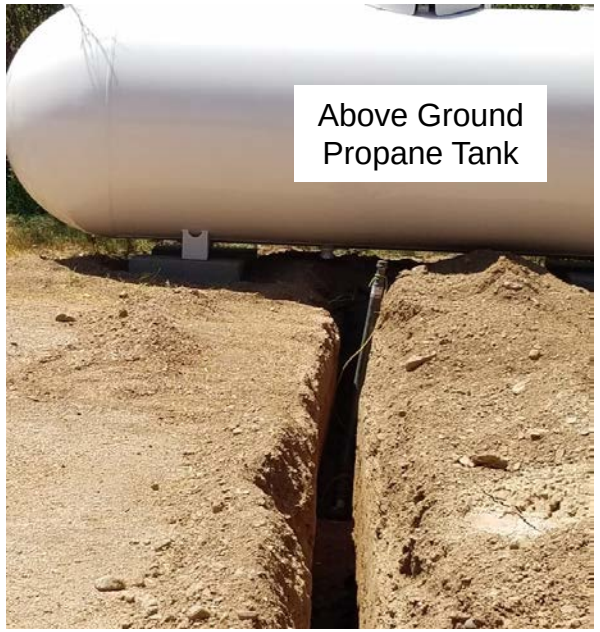
If your service panel is complete and ready for final inspection, use the 900 inspection code.
If not, you may use one of the 812, 838 or 840 codes.

Gas Line and Repair Inspections

Natural gas or Liquid Propane (LP) shall not be introduced into a piping system or appliance without first being tested, inspected and approved. Once approved, a green tag is placed on the piping. A utility clearance must be sent for natural gas systems before service can be authorized. A permit is needed to obtain a utility clearance, even if no work was performed. A pressure test is always required. It is imperative that all gas piping be installed or repaired by a licensed professional, and that appliances are installed for the fuel type they are designed for. Fuel-fired appliances that run on propane are not permitted in pits, basements or attics.

Piping shall be exposed for inspection, shall rest on a firm bed of soil, free of rocks and debris. System shall be on a pressure test for duration of inspection. The person performing the work shall provide the test gauge. If piping material is non-metallic, a yellow #18 tracer wire shall be installed along the piping and extend above grade with the riser. Metallic piping must be buried a minimum of 12” deep and P.E.(non-metallic) piping requires at least 18” of cover. A shut-off valve is required ahead of all appliances. Gas lines for future appliances are not permitted.

819 Gas yard line inspection is used for exterior gas lines.



Pressure Test

Underground LP Tank

PV Solar Systems Inspections

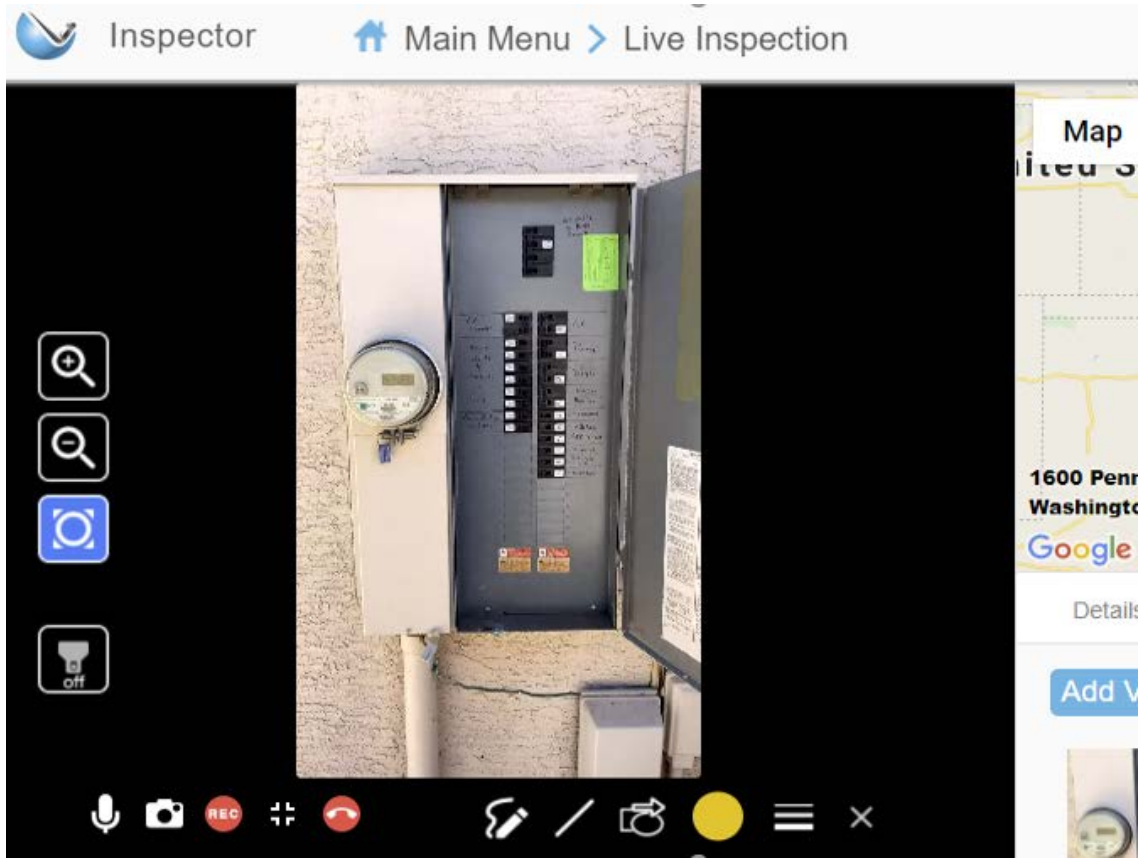
PV Installations can usually be completed with one 900 inspection. When coupled with an electrical upgrade or a de-rated main breaker, a second inspection is typically required. The first inspection being for the electrical service, an 812, 838, or 840 and the second being the 900 final inspection of the array, inverters, battery storage, equipment, wiring and labels. For ground mount systems, the 105 footings for the array posts will be the first inspection. Contact us at least one full business day before scheduling the disconnecting of electrical service with utility company and we will do our best to coordinate the inspection, so you are without power for the least amount of time. Please note, this will depend on the progress your electrician has made before the inspection. The system must be made safe before a utility clearance can be sent to re-energize the service. The de-rating or upgrade portion of the project may be inspected on site or online via our virtual inspection program. It is much easier for us to time the inspections with utility company, virtually

All placards and directional signage shall be in place for final inspection

Virtual Inspections

Virtual inspections are available for minor permit inspections such as electrical services, piping repairs, and utility clearance only inspections. They ensure safe social distancing, reduce fuel cost, vehicle wear, exhaust emissions, and are great for emergency inspections or when there is no longer an inspector in the area.

To request a virtual inspection, contact our Inspection Coordinator or schedule inspection online. In the comment section, state “requesting virtual inspection”. Provide name and contact number for the person on site. Must have a smart phone or tablet with internet connection. At the scheduled time, the Inspector will send a text with a link. Contact will follow the link, both will appear on screen, Inspector will perform inspection with camera while instructing the contact where to point camera.



801 In Progress Inspection

In progress inspections are not required on all permits. When they are required, it will be noted on your permit. See permit conditions.

The inspection is to verify the sub-grade of channels and to verify the correct filter fabric has been used prior to installing rip-rap material. Rip rap must be sized in accordance with the approved plans and permit conditions.

803 In Progress Inspection

This in progress inspection is not required for all permits. When the 803 inspections is required, will be noted on your permit. See permit conditions.

The inspection is set to verify the invert and outvert elevations of culverts.

PBI
PERMIT BY INSPECTOR

CUSTOMER SUBMITS REQUEST FOR PBI

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IF PROJECT QUALIFIES FOR PROGRAM, PERMIT IS ISSUED AND 435 PBI INSPECTION IS SCHEDULED

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PLANS ARE REVIEWED ON SITE.

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ONCE PLANS ARE APPROVED, CONSTRUCTION BEGINS AND YOU MAY CALL FOR INSPECTIONS

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RESIDENTIAL INSPECTIONS PROCEED

NOTE: PERMIT IS NOT VALID UNTIL PLANS ARE APPROVED. IF CONSTRUCTION BEGINS PRIOR TO PLAN APPROVAL, PROJECT WILL NOT QUALIFY FOR PROGRAM. PROJECTS THAT EXTEND BEYOND THE EXISTING FOOTPRINT DO NOT QUALIFY.