



REQUIRED INSPECTIONS

To schedule inspections, contact Beacon Code Consultants at 801-564-0897 by text or call. All inspections must be scheduled at least 24 hours in advance.

Inspections will not be scheduled unless the following information is provided:

- The building permit number.
- The name of the owner or contractor.
- The address of the building site.
- The type of inspection requested.
- Contact phone number.
- For temporary power inspections: the Rocky Mountain Power work order number for the temporary pedestal.

THE APPROVED PLANS MUST BE ON-SITE FOR ALL INSPECTIONS, OR THE INSPECTOR MUST HAVE INTERNET SERVICE AVAILABLE TO DOWNLOAD THE APPROVED SET.

1. TEMPORARY POWER / TEMPORARY PEDESTAL INSPECTION.

This inspection is required before temporary power is released. The temporary service pedestal, grounding, overcurrent protection, receptacles, GFCI protection where required, and related electrical equipment shall be installed and ready for inspection. The Rocky Mountain Power work order number must be provided when scheduling the inspection.

2. FOOTING INSPECTION - (INCLUDING SPOT FOOTINGS).

The footing inspection shall be made after the excavations are complete, forms are set, and reinforcing is in place and suspended. Spot footings may be inspected at a later date prior to placing concrete. The distance of the building to the property lines may also be verified at this time. A survey may be required to verify compliance with the applicable zoning ordinance.

3. FOUNDATION INSPECTION - (INCLUDING PIERS).

The foundation inspection shall be made when forms, reinforcing steel, structural straps, anchor bolts, hold-downs, embeds, and piers are in place prior to placing concrete. When the foundation is constructed of approved treated wood, additional inspections may be required.

4. FOUNDATION WATERPROOFING / DAMPPROOFING INSPECTION.

The foundation waterproofing or dampproofing inspection shall be made after required waterproofing, dampproofing, foundation drainage, protection board, and related components are installed and prior to backfill or concealment.

5. GRADE STAMP INSPECTION.

When the building is constructed of timbers or logs, an inspection of the grade stamps is required prior to installation.

6. UNDERSLAB INSPECTION.

The underslab inspection shall be made when all in-slab or underslab service equipment, conduit, piping, and heating ducts are in place, prior to placing fill or concrete. Piping must be fully exposed and supported for its entire length. An air or water test is required for all piping.

7. SUSPENDED SLABS / PORCH CAPS.

Any self-supporting, cast-in-place, pre-cast, pre-stressed, or post-tensioned slabs must be inspected prior to placement of concrete.

8. ROOF SHEATHING INSPECTION.

The roof sheathing inspection shall be performed when the roof framing and sheathing are completed. Nailing, panel thickness, and panel type will be inspected. This inspection shall be prior to the roof being dried in. Failure to have this inspection may result in the removal of roof coverings.

9. SHEAR WALL / EXTERIOR WALL SHEATHING INSPECTION.

The shear wall and exterior wall sheathing inspection shall be made after required wall sheathing, braced wall panels, hold-downs, straps, nailing, and connectors are installed and prior to installation of the weather-resistive barrier, house wrap, stucco wrap, siding, masonry veneer, or other exterior wall coverings.

10. FOUR-WAY (ROUGH) INSPECTION.

The four-way inspection shall be made when the framing, roof, fire blocking, exterior sheathing, flashing, and braced panels are in place and all pipes, vents, and chimneys are complete. Rough plumbing, rough mechanical, and rough electrical shall also be complete. An air or water test is required for all piping. This inspection must be passed prior to installing insulation, drywall, or exterior wall coverings.

11. FLASHING INSPECTION - (PREFERRED TO BE DONE AT FOUR-WAY INSPECTION).

Approved corrosion-resistant flashing is required at window and door openings, intersections of chimneys and masonry construction with frame or stucco walls, masonry, wood or metal coping and sills, above projecting wood trim, where porches, decks or stairs attach to floor or walls of wood construction, at wall and roof intersections, at built-in gutters, and at the intersection of foundation to stucco, masonry, siding, or brick veneer. This inspection shall be made when flashing has been installed and before exterior coverings are installed.

12. INSULATION INSPECTION.

REScheck or other approved energy compliance documentation shall be on-site for this inspection. The inspection is required after wall insulation has been installed and prior to placement of any drywall.

13. DRYWALL NAILING INSPECTION - (FIRE-RESISTIVE CONSTRUCTION).

The drywall nailing inspection shall be made when drywall is installed and fastened, prior to taping, where fire-resistive construction or other code-required nailing inspection applies.

14. POWER TO PANEL - (PERMANENT ELECTRICAL).

This inspection shall be made when the electrical service equipment and grounding are installed and the four-way inspection has been completed. A power clearance will not be given until the four-way inspection has passed. The power-to-panel inspection can be made during the four-way inspection.

15. FINAL INSPECTION.

The final inspection shall be made when the building is complete and ready for occupancy. All site work including sidewalks, driveways, drainage, and grading should be complete prior to this inspection.

16. PROGRESS INSPECTION.

The building permit may expire 180 days after it is issued or 180 days after the last inspection. To keep the permit active, progress must be shown every 180 days. Progress can be verified by having a progress inspection.

17. OTHER INSPECTIONS.

In addition to the inspections listed above, other inspections may be required to assure compliance with applicable laws, adopted codes, approved plans, and project-specific conditions. If you have any questions concerning an inspection, contact Beacon Code Consultants before proceeding. As a general rule, if work is covered or concealed, it must be inspected prior to covering.

18. RE-INSPECTION FEES.

Re-inspection fees may be assessed when work for which an inspection is scheduled is not complete, required corrections have not been made, approved plans are not readily available to the inspector, unapproved changes have been made to the plans, or the building is not accessible. Further inspections may not be made until required fees have been paid.