

#### Purpose of Inspections

Inspections are required by building and related codes to provide some assurance that the project complies with minimum requirements for fire and life safety, structural integrity, sanitation, and energy efficiency.

Statistics prove conclusively that enforcement of building code provisions are directly responsible for the dramatic decrease in fire deaths and structural failures of past generations.

Insurance providers recognize the importance of a vigorous enforcement program by providing lowered insurance rates in communities with active and adequately funded building departments.

#### Inspection Details

Your inspector is tasked with enforcing minimum code requirements and is not permitted to look at non-code related issues such as quality control. Remember that building codes are minimum standards and should not be thought of as some lofty goal. Buildings meeting minimum code requirements may have significant aesthetic defects, which are not within the purview of the building department.

#### Tips for a Successful Inspection

- When determining if a portion of your project requires inspection the rule of thumb is that if material is to be covered or concealed it probably requires inspection before it gets covered. When in doubt call for an inspection. We'd much rather have unnecessary trips than ask for materials to be removed to allow inspection.
- The building codes require that the work be ready for inspection prior to requesting the inspection. Far too many times our inspectors are asked to inspect construction that is not ready. The codes provide for monetary penalties when this occurs. Please do not call for an inspection until you are certain that the work is complete and ready for approval.
- Always be certain that your inspection record card, plans and associated paperwork are available on the site when the inspector arrives.

#### Required Inspections

- Footings.** Forms must be complete. Reinforcement tied in place and loose mud or water removed from the formwork. Rough check of building setbacks is done at this time.
- Foundations.** Forms are complete; reinforcement in place and any special hardware such as seismic straps are installed. A more accurate check of building setbacks is performed. Please note that inspectors are not ensuring the accurate placement of your building. *Compliance with building setbacks is entirely the responsibility of the owner. The building department check of setbacks is not to be construed as authority to violate setback requirements nor is it assurance of accurate building placement.*
- Foundation Drains and Building Sewer.** Foundation drainpipe must be bedded in approved material, downspout drain collection system is in place and the building sewer

(side sewer) is connected to the city sewer system. Side sewer piping must be on test at the time of inspection.

- ❑ **Water Service.** The pipe between the water meter and the building is connected at each end and under pressure. Pipe is to be bedded in clean material free of rocks or debris.
- ❑ **Under Floor.** In concrete slab construction, any required insulation, all ductwork and all plumbing are to be in place. Plumbing systems must be on test. For wood platform floor systems the wood substructure is to be complete however, plumbing and mechanical systems are not required to be installed at this time.
- ❑ **Exterior Wall and Roof Sheathing.** All nailing and connectors must be in place. Roof and wall sheathing is not to be covered until approved.
- ❑ **Exterior Weather Resisting Flashings.** Flashings, coping and similar items are to be inspected prior to covering. It is encouraged that this inspection be incorporated into the exterior wall and roof sheathing inspection noted above.
- ❑ **Rough Plumbing.** Rough-in plumbing is complete and on test. Drains are to be water filled out of the highest floor level roof penetration or tested with air.
- ❑ **Rough Mechanical.** Air handling systems (including bath and kitchen fan systems) and fuel gas piping are to be complete. Fuel gas piping must be under test pressure. While the practice is discouraged, fuel gas piping may be called as a separate inspection.
- ❑ **Rough Electrical.** All wiring is in place including low voltage wiring such as thermostats or alarm systems. Currently, the Washington State Department of Labor and Industries issues permits and performs inspections for electrical installations within the City of Auburn.
- ❑ **Framing.** Each inspection above must be complete and approved prior to a framing inspection.
- ❑ **Insulation.** Insulation within wall cavities, floor-ceiling assemblies or single rafter vaulted ceilings is to be in place. Floor and plate lines must be sealed (caulking or approved alternate material). Vapor barriers are to be in place unless an approved vapor retardant paint is proposed.
- ❑ **Gypsum Wallboard.** Also known as sheetrock. Gypsum wallboard does not need to be inspected unless it is part of a fire-resistance rated assembly (firewalls) or a lateral force resisting assembly (shear walls). Typical single-family construction no longer incorporates firewalls and rarely incorporates gypsum sheathed shear walls. Check your plans carefully for these items.
- ❑ **Exterior Finish Insulating Systems (EIFS).** Required to be certified by the manufacturer as having been installed in accordance with the product manufacturer's specifications. Such certification is only required when EIFS is installed over wood construction.
- ❑ **Final.** A final inspection approval is required before occupying the building. Finish grade and erosion control measures must be complete. Plumbing, mechanical and electric systems are to be trimmed out and fully functional.
- ❑ **Other.** As each construction project is unique, so may be the inspection process for that project. If your building incorporates unusual construction techniques or products there may be additional inspections required. These will usually be noted on your plans at time of plan review.

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**Please ask your permit technician for assistance with online inspection requests.**