When to schedule your inspections:

(the required inspections are listed on your building permit)

https://citygovapp.com/oregon/epermitting/inspections/search/home.html

FOOTING & SETBACK INSPECTIONS (including decks and porches)

- After trenches or pad openings are excavated and cleared of loose material or mud.
- After fill materials are placed, forms erected & secured in place and reinforcing is in place & secured.
- Before placing concrete.
- New construction requires a grounding electrode to be in place before the UFER ground inspection.
- Property lines must be identified by finding the existing official corner markers or providing a property survey for inspection of the setbacks and fire separation distance between the lot lines and new construction.
- We strongly recommend that you allow 24 hours from the time of your inspection to your pour to allow for corrections and re-inspections.

FOUNDATION INSPECTIONS

- After forms and reinforcing are erected and secured or braced. Before placing concrete.
- All hold-downs and special frame anchor bolts must be mounted in place before inspection.
- Can be combined with the footing inspection
- We strongly recommend that you allow 24 hours from the time of your inspection to your pour to allow for corrections and re-inspections.

UNDER-FLOOR/ELECTRICAL/PLUMBING/MECHANICAL INSPECTIONS

- Any plumbing, electrical, mechanical, and gas piping work that will be installed under the floor.
- After the electrical, plumbing, ductwork, and gas piping are in place and secured but before covering the floor framing with insulation.
- Electrical, mechanical and plumbing inspections may be done at the same time as the under-floor framing inspection.

UNDER-FLOOR FRAMING OR POST AND BEAM INSPECTIONS

- After all under-floor plumbing, electrical, and mechanical (including gas pipe) systems have been installed, inspected and approved.
- After all sill plates and underfloor structural components are in place secured and properly fastened
- Before the application of flooring or insulation materials.
- All structural components which have been improperly cut or notched for plumbing, etc. are to be repaired or replaced as needed.
- Under-floor and attic insulation may be done later but must be in place before the final inspection.

CONCRETE FLOOR SLABS INSPCECTIONS (WITHIN BUILDINGS/STRUCTURES)

- After all under-floor plumbing, electrical, and mechanical systems have been installed and approved
- After the ground surface is prepared and leveled, forms are in place and secured, reinforcing or woven wire mesh (if required) and under-slab insulation (when required) are in place.
- We strongly recommend that you allow 24 hours from the time of your inspection to your pour to allow for corrections and re-inspections.

INSULATION/UNDER FLOOR/UNDER SLAB AND VAPOR BARRIER INSPECTION

- After all insulation and vapor barriers are in place and secured.
- Includes walls, floor, ground covers etc.
- Does not include loose insulation to be supported by ceiling finish materials.

Weather protection must be provided before insulation. Wet or soaked insulation will be rejected. Substantially wet or soaked wood construction is not to be covered with vapor barriers unless adequate provisions are made for thorough drying of the structure.

ROUGH-IN INSPECTIONS, ALL SYSTEMS (ROUGH PLUMBING/ELECTRICAL/MECHANICAL/GAS)

- Before the framing inspection and covering any work.
- Can be done at the same time as the framing inspection.
- Electrical only: Roofing must be installed and building weatherized prior to installation.

SHEAR WALL INSPECTION

- After the structural frame is in place, all panels are to be nailed per the shear wall schedules, hold-downs and straps are to be installed and in any miscellaneous attachments installed.
- Can be done with the structural frame inspection or prior to framing inspection.

STRUCTURAL FRAME INSPECTION - *After approval of all the above systems*.

- All structural components that have been improperly cut, notched, or altered for systems installations must be replaced or repaired as indicated.
- Roof, wall, and floor sheathing are to be in place and nailed.
- Bracing, blocking and fire stops are to be complete.
- Windows and doors must be installed.

GYPSUM WALLBOARD (DRYWALL) INSPECTION ON FIREWALLS AND INTERIOR SHEARWALLS ONLY

- After all nailing or other fastening systems are complete.
- Before tape, plaster, or other coverings are applied.
- If multiple layers of gypsum wallboard are required, the nailing of each layer must be inspected.

PUBLIC SIDEWALK AND DRIVEWAY APPROACH INSPECTION

- Required for all concrete paving within the street right-of-way.
- After excavation is complete, the forms are in place & secured and the sub grade is prepared.
- Before placing of any concrete.
- After placing concrete.

SPECIAL INSPECTIONS

When special inspections are required, a qualified and approved special inspector is to be at the job site whenever work requiring special inspections is in progress.

***FINAL INSPECTIONS -** After all other required inspections are approved including:

- Building
- Electrical
- Plumbing
- Mechanical
- Erosion control
- Planning (if required)
- Tree planting (if required)
- Fire suppression (if required)
- Engineering (if required)

*Residential requires self-certification forms to be returned prior to FINAL INSPECTION.

Must have final building approval before occupancy of the premises is allowed.