

To schedule an inspection, please call 435-734-2634 and allow for 24 hour advance scheduling.

REQUIRED RESIDENTIAL BUILDING INSPECTIONS

This is a general list of the inspections typically required for a residential project. There may be unique conditions in your individual project that may require inspections beyond those outlined here.

Do not cover any portion on the construction until inspections have been approved.

FOOTING INSPECTION:

Inspection performed after the trenches/holes have been excavated and any forms or reinforcement required are in place prior to pouring concrete. UFER ground must be in place for this inspection. Soil reports may be required for this inspection.

FOUNDATION INSPECTION:

Inspection performed when required reinforcement has been placed, forms placed and all hold downs and bolts have been located and ready to place, prior to pouring concrete.

FOUNDATION INSULATION:

Inspection is performed when required interior or exterior insulation has been placed as required for slab on grade portions of the structure. Energy compliance documents must be on site for this inspection.

SUB-ROUGH PLUMBING:

Inspection performed after any plumbing, DWV or water lines that are located under the slab are installed and placed under required test.

SUB-ROUGH MECHANICAL:

Inspection performed after any duct work or radiant heating tubing systems that are located under the slab are installed. This may need to be scheduled separately, after the sub-rough plumbing has been completed. All hydronic tubing must be placed under required 100 psi test.

SUB-ROUGH ELECTRICAL:

Inspection performed after any raceway/conduit that is located under the slab or underground outside the home to accessory buildings or power sources are installed.

SHEAR-NAIL:

Inspection performed after the exterior wall sheathing is applied and before any weather barrier/energy wrap, siding or brick is installed. All seismic strapping, bracing, anchors, bolts, and brackets must be in place. This inspection is to take place as separate inspection for all new homes, before roughs begin. For small remodels or additions it may take place at the same time as the Rough 4-Way inspection.

ROUGH 4-WAY:

Inspection performed after the electrical, mechanical and plumbing roughs are completed, the roof and framing is completed, including all fire blocking and bracing, and the windows and doors installed. All piping systems must be placed under required tests.

ROUGH BUILDING, PLUMBING, MECHANICAL & ELECTRICAL:

When the construction includes work in only one or two of the four trades, a separate Rough inspection is required for the trade involved.

INSULATION:

Inspection performed after the Rough Inspections have been approved and after all walls and floors required to be insulated are completed per requirements of the energy compliance documents. Any ceiling areas that are not to have blown insulation are to be completed at this time.

WEATHER BARRIER:

Inspection performed when building papers, wraps, lath and flashings for exterior covering are in place. Multiple inspections may be required for multiple exterior covers. Example: Partial brick or stone on the front with stucco above and siding on the rear. A separate inspection may be required to verify the air barrier on the under-side of bays and cantilever after insulation has been completed.

SHEETROCK:

Performed when all sheetrock has been completed. Special attention is placed on the tub/shower and garage separation.

TEMPORARY POWER:

Inspection performed after pedestal or pole has been placed per Rocky Mountain Power requirements.

POWER TO PANEL: (METER SET)

For residential installations this inspection is performed when rough has been completed, receptacles/outlets completed where power is required and covers installed. The panels completed with all feeders complete with circuit breakers installed for all circuits to be energized.

FINAL 4-WAY

Inspection performed when all permanent roofing, siding and veneers for protection of weather-exposed surfaces are completed. Exterior doors and windows shall be installed. Exterior decks and guardrails shall be completed. Required interior finishes shall be completed. Exterior and interior stairs shall be completed including required guardrails and handrails. Required smoke and carbon monoxide detectors shall be installed. All mechanical systems, electrical fixtures/devices and plumbing fixtures shall be completed. Finish grade and exterior drainage and any special conditions noted on the approved plans shall be completed.

FINAL BUILDING, FINAL PLUMBING, FINAL MECHANICAL & FINAL ELECTRICAL:

When the construction includes work in only one or two of the four trades, a separate Final Inspection is required for the trade involved.