



BUILDING DEPARTMENT

PARK COUNTY INSPECTION INFORMATION

Your building project is required to be inspected at various stages of construction. The following is a list of the inspections in the order that they occur and some of the items the inspectors look for and most often find not properly done.

An Approved Set of Plans and Permit Card shall be on site for every inspection.

- 1.) **FOOTING:** The forms are to be in place of proper dimension and depth, and sufficiently secured to resist the weight of the concrete. The footing will be formed all the way to the soil level. The bottom of the footing will be free from loose dirt, rocks, debris, and will be at required depth below undisturbed soil. The rebar is required to be 3" above the soil, and firmly anchored to the forms so it will not shift when the concrete is poured over it. Also the upright or vertical reinforcement bars are to be cut and properly formed and on the job at the time of the inspection. Grounding Rod for State Electrical is in place.
- 2.) **INTERIOR STRUCTURAL PADS:** Size of Pad, Steel reinforcement, proper depth below grade, placement of pad in relationship to weight bearing points for structure as per approved building plan are the responsibility of the contractor of record.
- 3.) **FOUNDATION WALL:** It is required that the anchor bolts be embedded a minimum of 7" into the concrete of the foundation wall; therefore 10" x 1/2" anchor bolts are required. All forms are to be in place and complete including bulkheads and block outs. The reinforcement bars are required to be separated 1 1/2" from the form and be placed as per plans.
- 4.) **BELOW SLAB:** Verify that the below slab plumbing has been inspected. The grade line at the edges and grade stakes in the field establishing the depth of the pour should be in place. Any reinforcement of the slab should also be in place. Adequate compaction of the soil to support the slab must be completed at the time of the inspection. In floor Radiant Heat to be inspected tubing up to pressure.
- 5.) **DECK FOOTING:** or Deck Caissons the excavations for the footings are complete and forms for the caisson are in place, verify that the bottom of the footing will rest deep enough in the soil to provide the soil bearing capacity sufficient to hold up the weight of the deck. Post centered on caisson depending on the post connection.
- 6.) **DAMPPROOFING:** Damp proofing should be discussed with the building inspectors if you do not understand the procedure. Please do not backfill against the foundation wall until the damp proofing issue has been explained. Perimeter drains may be required as part of the damp proof requirement. Proper substance spread to appropriate thickness. Caulking of connection seams if applicable. Check perimeter drain for code compliant installation.
- 7.) **SHEATHING:** in an effort to minimize the impact of the adoption of water resistive barrier requirements the sheathing inspections will be as follows:
 - Houses/structures with wall sheathed entirely with minimum 7/16" oriented strand board (OSB) or plywood will not require a wall sheathing inspection.
 - Houses/structures utilizing cellulosic fiberboard, gypsum sheathing etc. even with OSB or plywood shear panels will require a wall sheathing inspection.
 - All commercial projects will require a wall sheathing inspection.
 - Roof sheathing inspections will be required on all residential and commercial construction.
- 8.) **MIDROOF:** At this inspection the inspector will be looking at the ice & water shield (or equivalent) placement and valley under-layment as required. If you are doing a re-roof we will inspect the existing roof decking to check for damage so please do not cover the decking on re-roofs until it has been inspected. Please keep in mind that it is necessary to purchase a permit to re-roof a structure. No shingles are to be on the roof for this inspection. Thanks. A ladder set up and secured to the structure is required for this inspection.



BUILDING DEPARTMENT

- 9.) **FRAME/MECHANICAL:** The framing is inspected only after the Rough Plumbing (Inspected by the State of Colorado Plumbing Inspector) and the Rough Electrical (Inspected by the State of Colorado Electrical Inspector) has been completed and approved. The structural frame will be inspected to verify the frame is constructed as per plans, building codes, and in compliance with approved building practices. Among the items that will be inspected are:
- A.) Proper Placement of foundation bolts.
 - B.) Sill plate of approved material.
 - C.) Knee Wall or full wall framing.
 - D.) Floor joist attachments and placement.
 - E.) Proper lateral rotation displacement blocking of floor joists and rafters.
 - F.) Fire blocking in walls.
 - G.) Notching of beams, joists, and rafters.
 - H.) Compression blocking of vertical loads continuous to foundation.
 - I.) Attachment of columns to beams and floor.
 - J.) Beam size and span as per plan.
 - K.) Proper nailing patterns of built up beams.
 - L.) Window, door and floor opening header size and support.
 - M.) Proper placement and nailing of shear panels or let in bracing.
 - N.) If manufactured trusses are used inspect for proper marking of the applicable loads on the bottom chord of the truss, proper layout of the truss installation, proper blocking of the truss as per manufacturers specifications and lateral rotation displacement blocking as per Code requirements. The truss will be checked to verify that it is set plumb and on proper center. Also check to see the truss is fastened as per factory engineered truss plans. H2.5 truss straps (hurricane straps) are required where trusses bear.
 - O.) Stairs are not normally inspected at frame inspection as to proper rise and run, headroom, etc. because the finish covering is not in place, but the inspector may point out potential problems.
 - P.) Placement of all heat runs and cold air returns.
 - Q.) Egress windows will be in place at the time of the frame inspection.
 - R.) Required safety glass shall be in place at the time of the frame inspection.
 - S.) All flue pipe, in floor heat, A-vents, B-vents.
 - T.) Combustion air if required.
 - U.) Dryer vent; 4" minimum hard pipe in walls & ceiling.
- 10.) **DRYWALL:** verify proper placement of drywall and fasteners.
Exception: In R-3 (Single Family Residential Occupancies) only the 5/8" drywall forming a fire separation is inspected. Required 1/2" Drywall under stairs and at walls separating R and U occupancies will be verified at final inspection.



BUILDING DEPARTMENT

- 11.) FINAL: The final inspection is made to verify that final grading is complete, the final plumbing and electrical has been inspected and approved, the final sanitation and driveway are completed and archived with the proper departments, and all of the safety aspects of the code have been addressed.
 - A.) Separation between dwelling and garage complete, including the door (1hr ceiling if applicable and 20 minute door).
 - B.) Bathroom ventilation (working fans or operable window).
 - C.) Stairs in compliance (guard rails & handrails, rise & run, etc.).
 - D.) Smoke alarms working (1 in each bedroom, in every hallway leading to a bedroom and 1 on each level).
 - E.) Safety glass where required.
 - F.) Fireplace has non-combustible material where required.
 - G.) All exterior siding & trim in place.
 - H.) Completed mechanical system including venting and combustion air.
 - I.) Auxiliary stoves – wood or propane – must be installed per manufacturer’s installation instructions (have manual on site).
 - J.) Clear floor space for water closets.
 - K.) Egress windows and window wells for basement bedrooms.
 - L.) Crawlspace and attic ventilation.
 - M.) Decks (stairs, handrails, guard rails and landings) Same requirements as inside stairs.
 - N.) Landings on each side of doors and stairways where required.
 - O.) Final grade away from house (6” within 10 feet)
 - P.) Jobsite must be clean and free from all construction material, trash, and debris.

If along the way during construction you have any questions or doubts about your project please call **BEFORE** proceeding. (719) 836-4255 (719) 836-4256 (719) 836-4260 or in Bailey (303) 838-0118.

Thank You,
Park County Building Department