

## Residential Structural - Inspection Process

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To: Building Contractors Association  
From: Brent Bjornson, CBO - Building Official  
Topic: Residential Building Inspections, Re-Inspections, Addressing

### Reminder - Current Process;

1. City stamped and approved plans, plan review packet and notes, and the truss package shall be kept at the site, and shall be open for all inspections, otherwise the inspection will not be performed and a \$45.00 re-inspection fee will be assessed.
2. Site approved address numbers shall be posted - legible and visible from the road, otherwise the inspection will not be performed and a \$45.00 re-inspection fee will be assessed. Lot and block is not acceptable.
3. Re-inspections - work shall be complete before the inspection is scheduled. If a correction notice is posted and a re-inspection scheduled (but not corrected) the re-inspection fee is \$45.00. If the same item is called in a second time and still not corrected the re-inspection fee is \$90.00

### Five Residential Inspections Required;

1. **Footing/Foundation inspection** - All forms and required reinforcement tied in place. Setbacks marked, electrical "u-fer" ground installed. Floodplain initial elevation certification (if applicable).
2. **Exterior shear wall inspection** - Alternate braced walls and portal frames shall be unwrapped and exposed for fastener and strap inspection. All anchor bolts, plate washers, and hardware fastened. Straps installed per plan and exterior fastening per schedule and all shear minimums met per code. Interior shear met at framing inspection - example let-in bracing and truss bracing. All roof framing on covered porches and covered patios to remain exposed for inspection.
3. **Framing inspection** - All required truss clips, truss bracing, tall truss bracing and let-in bracing in place. Roof sheathing must be fully complete and nailed. Windows are desired to be installed at this inspection however no later than energy/insulation inspection. All penetrations foamed at framing inspection.
4. **Energy/insulation inspection** - All insulation installed per manufacturer's recommendations. Inspections will not move forward without all windows/doors installed and air sealed.
5. **Final inspection** - Plans on site. Energy certificate shall be placed on the outside of the electrical breaker panel. Site grading and life safety minimums must be met.