

COWLITZ COUNTY DEPARTMENT OF BUILDING AND PLANNING

REVIEW ITEMS AT BUILDING INSPECTIONS

FOOTING INSPECTION

Setbacks to slopes & property lines
Size of footing
Rebar : required amount
 required clearances
Pad sizes and locations
Grading/Erosion Control
Flood plain certification
Stepped found-revision if not on plans
Eng. Approval/conditions of permit
Drain fields flagged
Special conditions on permit

FOUNDATION INSPECTION

Size of wall
Required hold-downs
Rebar : required amount and
 required clearances
Size & spacing of vents
Height of wall above curb
Pad sizes and locations
Check conditions of permit
Erosion control

GROUND WORK PLUMBING

Sizing of Pipe
Test on pipe
Cushioning material on pipes at slab
 level
Slab insulation
Vapor barrier

UNDERFLOOR INSPECTION (POST & BEAM)

Joist/Beam ground clearance
Access throughout crawl space
Treated lumber in contact w/ concrete
"Hot-dipped" galvanized anchors
3"x3" plate washers
Positive connections:
 Footings and post-to-beam
Damp-proofing of basement
Floor Joist blocking
Hold-down location and installation
Foundation drainage elements

PLUMBING INSPECTION

Test & sizing of supply pipe
Test & sizing of drain pipe/vent
Location of vents to openings
Support of drain and supply pipe
Frost-free hose bibs
Water hammer arrestors
Built-up shower pans
Installation/Nail plates
Rodent proofing
Water supply pressure reducer

SHEAR WALL INSPECTION

Nailing patterns on sheathing
Installation of hold-downs, straps
 and clips
Nailing of wall plates
Check engineer's details
Revisions for stepped foundation
Anchor bolt placement

FRAMING INSPECTION

Truss engineering
Valley Fills / Gable bracing
Point loads (continuous to foundation)
Positive connections between posts
 and beams
Hold-downs, straps and shear panels
Framing: beam size, joist size, rafter
 size and special framing to plans
Chimneys: height above roof and
 fire-stopping
Smoke detectors
Tempered windows
Egress windows
Window/door U-values
Notches and bored holes
Floor joist blocking
Fresh air supply
Fire-stopping
Insulation baffles
Stairways – rise & run, headroom
Electrical approval
Attic access
Crawl space access

MECHANICAL INSPECTION

Dryer Vent (25' maximum)
Plenums separated from soil
Ducts: support, seam seals, insulation
 and vapor barriers
Fans: size and ratings and termination
Access and clearance to furnace
Fresh air supply
26 gauge ducts in garage
Range hood vented to exterior
Gas piping: size and test
Gas shut-off at appliances
Gas appliances 18" above garage floor
Appliance impact protection in garage

EXTERIOR COVER

Flashing around windows & doors
Flashing behind porches & landings
Flashing at deck ledgers
Weather resistive barrier (bldg. wrap)
General weather tightness

INSULATION INSPECTION

Proper size of materials
Proper installation
Sealed plates
Sealed electrical boxes
Vapor barrier
Sealed penetrations
Insulation and vapor barrier for
 duct work
Insulation around windows
Approval for spray foam ins.

WALLBOARD NAILING INSPECTION

Nailing schedule
Interior braced panels
Correct size & type of materials
Tile backer board

Continued on back

FINAL INSPECTION

Garage/house door	Smoke detectors
Penetrations in firewall	Egress windows
Fresh air on mechanical or whole house fan	Tempered windows
Certification for manual air damper	Caulk sinks and toilets
Water heater –	Handrails
PRV/Straps/Insulation, pan, drains to outside building & pressure tank	Stairways
Combustion air	Landings
Bollards (mechanical protection)	Open electrical
Attic access	Crawl space access
Insulation in attic/baffles	Insulation in crawl
Ducts in attic/crawl space insulated	Ducts in crawl space insulated
Air gap	Vapor barrier in crawl space
Exterior decks	Grading
Fans, exhaust to outside	Address numbers on house
Debris in crawlspace	Anti-siphon on hose bibs
	Final flood plain certificate
	Check any notes on permit card from prior inspections.

****NOTE** The above list of inspection items is not meant to be all-inclusive. Additional items such as project specific engineering, planning approvals, soils reports, fire code issues, and conditions on permits should always be reviewed prior to requesting inspections.**