

Typical Building Inspections

City of North Pole

125 Snowman Lane

North Pole, AK 99705

Tel.: 907-488-2281; Fax: 907-488-3002

Not all the inspections listed will be required for all projects. You should discuss with the building inspector assigned to your project the inspections he will require you to have for your project. As according to the *1997 Uniform Administrative Code*: “It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor this jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.” (Section 305)

Typical Inspections

1. Footing
2. Foundation
3. Structural framing
4. Rough plumbing, electrical and mechanical
5. Insulation and vapor barrier
6. Drywall
7. Final

Inspection Elements

Inspections: Below are the typical inspections required for construction projects in the City of North Pole, but special circumstances may require other inspections not listed. An approved building or project plan will be the basis for determining the required inspections. Before beginning your project discuss with the inspector assigned to your project the specific inspections that will be required for your project. The next stage of a construction is not authorized to occur before required inspections are conducted and approved by the building inspector. Failure to obtain the required inspections could result in additional expenses to the project as described above.

On-Site Building Plans: A copy of the approved plans must be on the job site and available to the inspector. The plan shall include the plot plan. Any Change Orders directing modifications to construction plans must be reviewed and approved by the Building Department before being integrated in the project work. All Permit Cards must be posted in a conspicuous location at the job site.

Special Inspections: Special Inspections may be required by the Building Department. Copies of any Special Inspector’s report(s) shall be submitted to the Building Department and retained at the job site for review by the inspector assigned to the project.

First Stage of Construction Inspections

Excavation: Only required when it is necessary to over excavate and place fill in excavation. Inspection is made when excavation is complete and before any fill is placed.

Fill: Inspected at approximately 50% point of completion and at completion. Compaction reports shall be made available to building inspector, when required.

Footing: Made after forms are erected and all reinforcing steel is tied in place. Shall include installation of ground cable, when applicable.

Foundation:

1. **All Weather Wood:** Made after walls are sheathed and bolted to footings, before damp proofing and backfill is done.
2. **Concrete Masonry Unit:** Made after all Concrete Masonry Units are laid up and reinforcing steel, hold-downs, anchor bolts and embedments are in place, and before grouting. Inspection to be called for at each bond beam, unless other arrangements are made by Engineer of Record.
3. **Poured Concrete Walls:** Made after all reinforcing steel, hold-downs, anchor bolts and embedments are tied in place. If wall is greater than 5 feet in height, inspection must be done while one side is still open.
4. **Dampproofing of Perimeter Foundation Walls:** Where shallow foundations occur, dampproofing is optional but advised. Inspections are provided as a courtesy and should be called in before placing insulation board or before backfilling.
5. **Waterproofing of Perimeter Walls:** Walls of habitable rooms where earth will be backfilled against the walls, or where designated on the drawings, shall be waterproofed with an approved waterproofing compound, and shall be inspected before placing insulation and backfilling.
6. **Perimeter Foundation Drains:** May be required by plat, by geotechnical report, or by the designer or engineer. Drains must be inspected before backfilling and may be inspected in conjunction with inspections of dampproofing or waterproofing.
7. **Cast in Place Concrete Piles, Piers or Columns:** Made after reinforcing steel, anchor bolts, and embedments are in place.
8. **Driven Piles:** A minimum of two inspections are required. The first is made after piles are on site and before start of driving to check size, grade and condition; the second inspection occurs after piles are driven. At time of second inspection, a copy of engineer's pile log must be provided to the inspector for inclusion in permit file.
9. **Precast Concrete Panels:** Made after all reinforcing steel and embedded items are tied in place.
10. **Concrete Encased Electrodes:** Commercial buildings; installed by electrical contractor. Call for electrical inspection if building footing and foundation permit has been issued.

Underground Electrical Inspection: To be made after all conduits are installed in a permanent manner and prior to pouring concrete slabs. Electrical systems installed underground and exterior to any building must be inspected prior to covering trenches.

Underground Plumbing Inspection: To be made after all pipe is installed in a permanent manner and prior to covering trenches or pouring concrete slabs. A pressure test shall be made on all piping being installed.

Underground Mechanical Inspection: To be made after all underground HVAC ducting, radiant heat piping or hydronic piping is installed and prior to any ducting or piping being covered. All piping and ducting is to be left exposed until inspected and approved by the Plumbing/Mechanical Inspector.

Second Stage of Construction Inspections

Electrical Service Inspection: To be done after wiring system, including grounding conductor, has been installed in approved boxes, cabinets and service equipment. Switches, receptacles and fixtures are not to be installed at the time of rough-in.

Rough Electrical Inspection: All rough wiring for the structure and the electrical service is to be inspected at the same time. Partial inspections or special inspections are subject to additional inspection fees as inspections not covered by the permit fees. Rough inspection to include, but not necessarily limited to, all wiring within walls, panel boards and ground splices terminated by mechanical means.

Rough Plumbing: To be done after all water piping, drain, waste and vent piping, fuel gas piping. Air pressure test is required on all fuel gas piping. Water or air pressure test (at 100 psi) is required on all water piping, drain, waste and vent piping (at 5psi).

Mechanical: To be done after all HVAC ducting; range, dryer and bath exhaust ducting; furnace, boiler, water heater, unit heater, and/or other fuel fired appliances and their venting/chimney system have been installed.

Framing:

1. **Residential Framing Inspection:** After electrical and plumbing/mechanical rough-in inspections have been approved and all ducts, chimneys, vent, hold downs and shear walls are installed.
2. **Multi-Family, Commercial, Industrial and Institutional Framing Inspection:** After electrical and plumbing/mechanical rough-in inspections have been approved and all ducts, chimneys and vents are installed. If the nature of the work is such that some of the work must be covered before electric, plumbing and mechanical is completed, call for a partial framing inspection of that portion of the structure before any insulation is installed. Wherever possible, make arrangements for partial or “phased” inspections ahead of time with the appropriate discipline(s).
3. **Fire Caulking and Fire Stopping:** Fire caulking and fire stopping of penetrations through rated wall and ceiling membranes and assemblies must be inspected for approval.
4. **Fire Sprinklers (when required):** Rough-in and 200 psi hydrostatic inspection after all bracing and piping has been installed and special inspection completed on pipe that is to be covered before system complete.

5. **Insulation:** After framing, electrical, plumbing and mechanical are approved and insulation and vapor barrier are in place.
6. **Structural Concrete Slabs, Girders, Beams & Joists:** After all reinforcing steel and embedded items are tied in place.
7. **Gypsum Wallboard:** After all rough-in inspections and approvals to cover by all disciplines (structural, electrical, plumbing, mechanical): Inspection occurs when gypsum wallboard is in place and fastening is complete, **before taping and fasteners are covered.** On multi-layer installation, each layer must be inspected.

Other Inspections: In conjunction with general structural, electrical, plumbing and mechanical inspections, other inspections may include: storm water runoff, fire, zoning, landscaping, traffic, right-of-way, and elevator inspections. The builder must arrange for these and any other required inspections through the Building Department.

Re-inspections: A re-inspection fee may be assessed for each inspection or re-inspection when such portion of work for which an inspection is requested and the work is not complete or when required corrections are not made.

Final Inspection--Certificate of Occupancy

Final Structural: After the building or tenant improvement is complete and ready for occupancy. Final grading, doors, windows, porches and decks, exterior stairs, landings, wall opening flashing or caulking, window operating hardware, cabinets, bathroom, kitchens and all life safety items must be completed. Final special inspection reports to be submitted before final Certificate of Occupancy. **Final inspection is required before building may be occupied.**

Final Electrical: The electrical system shall be completed in its entirety.

Final Plumbing: All plumbing fixtures shall be properly installed and operable.

Final Mechanical - All gas systems and heating systems and other mechanicals shall be properly installed and operable.

Other Final: Other special inspections may be required unique to the construction project as stipulated in the *1997 Uniform Administrative Code* and the building codes adopted by the City of North Pole.