BUILDING INSPECTION POLICIES

1. **Residential inspections** are scheduled **Monday –Friday**. For residential inspections outside of normal business hours Monday– Friday, a special inspection request must be filled out and approved by the Building Official. Inspections outside normal business hours will be billed at a rate of $100.00/hr with a 2-hour minimum billing.

2. **Inspection requests called into to the Inspection Line after 8:00 AM** will be scheduled for the next business day.

3. **All Commercial Inspections** must be scheduled **24-hours in advance** of the work requiring to be inspected unless a commercial inspection schedule has been pre-approved by the Building Official during a pre-construction meeting.

4. The City will assess a re-inspection fee of $50.00 after the first re-inspection for the same item. All re-inspection fees must be paid prior to the re-inspection.

5. A **City Inspection Card** and the **Approved Construction Drawing** must be present on the job site and made available to the building inspector. Failure to have the City Inspection Card on the job site will result in an automatic re-inspection fee of $50.00. Re-inspection fees must be paid prior to re-inspection.

6. A street address must be posted on the job site so as to be easily identifiable from the street. Failure to have the address clearly visible can result an automatic re-inspection fee of $50.00 if the City Inspector cannot find the subject job site.

CALL THE CITY INSPECTION LINE AT 360-855-0139 FOR ALL BUILDING INSPECTIONS

When you call for an inspection, please have the following information ready:

- Permit number
- Site address
- Type of inspection
- Contact Information (Name & Phone Number)

Please note that we cannot guarantee a specific time of day that the inspection will occur.

If you need to arrange a specific time, please call the office at 360.855.0771 between 8:30 and 9:00 A.M after having scheduled the inspection on the 24-hour inspection line.

GENERAL RESIDENTIAL INSPECTION REQUIREMENTS

The International Building/Residential Code(s) requires the City of Sedro Woolley to make the following inspections. It shall be the duty of the permit applicant to cause the work to remain accessible, on test and exposed for inspection purposes. Neither the Building Official nor the Jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection. It shall be the duty of the person doing the work to notify the Building Official that such work is ready for inspection and to provide access to (a ladder when necessary) and means for inspection of such work.

The following is a general description of WHEN inspections are required.

FOOTINGS/FOUNDATIONS

When the forms, reinforcement, underground plumbing and insulation are in place and prior to placement of concrete. All materials for the foundation shall be on the job.

FLOODPLAIN

For construction in areas prone to flooding an Elevation Certificate must be presented to the Building Office upon placement of the lowest floor including basement and prior to further vertical construction. Documentation must be prepared and sealed by a registered design professional.

UNDERFLOOR

Underfloor beams, joists and hold-downs must be inspected before installing floor sheeting.

PLUMBING

After rough-in of piping, installed and on test (before covering), and final.

MECHANICAL

After rough-in (installed and on test) before covering metal chimneys, before concealment of ducts, and final.

SPECIAL CONNECTIONS

Typically, a shearwall and connection hardware inspection prior to siding. Interior shearwalls can be inspected after insulation inspection.

SIDE SEWER

Side Sewer Services (public portion between mainline and cleanout at ROW/Easement line) may be inspected in conjunction with the main or separately.
Side Sewer Laterals (private portion between cleanout at ROW/Easement line and cleanout at building foundation) shall be inspected.
Final inspection shall not be conducted until As-built plans have been properly submitted.

MASONRY VENEERS AND WALLS

Inspection includes anchoring, backing, and materials. Inspect before anchors are concealed.

CHIMNEY REINFORCING

During construction of the flue.

FRAMING

To be made after the roof, all framing, fire blocking, and bracing are in place and all pipes, chimneys and vents are complete and rough electrical, plumbing, and heating wires, pipes and ducts are approved.

INSULATION

After insulation is installed and before covering.

INTERIOR SHEARWALL

For interior walls that require sheathing on both sides, the shear inspection must happen after plumbing, mechanical and insulation systems are inspected and approved.

DRYWALL

After nailing is complete

FINAL

After finish grading, house number installed and the building is completed and ready for occupancy. All railings, handrails, kitchen equipment, bathroom equipment, smoke detectors shall be installed. Connection to a sanitary sewer is complete. When building in flood prone areas a **Final Elevation Certificate** shall be presented to the Building Official prior to the City's issuance of a Certificate of Occupancy.
Final inspection shall not be conducted until side sewer as-built plans have been properly submitted.