

Building Inspections

When To Call For Inspections: Residential Structures

Inspection Requests (970)-920-5532

Inspection requests can be made by phone 24-hours a day by calling the inspection request line for inspections requested on the following workday. Inspectors may be reached in the office between 8:00 a.m. - 9:00 a.m., to discuss problems or to arrange special inspection times for the following day.

The general contractor/owner-builder or his duly authorized representative is responsible for verifying that all work is complete before requesting an inspection. This authorized representative must accompany the inspector on all inspections and must coordinate all of his sub-contractors' duties relevant to correction items cited by the inspector. Re-inspections will be made as requested after all corrections have been made.

The following sequence should provide a guideline for clarifying when to call for inspections. Deviation from this sequence may be arranged with the inspector if sufficient reasons or conditions exist and code compliance can be met without adverse effects.

The job address shall be visible from the road.

Foundation Inspection:

To be made after excavations for footings are complete and all forms and required reinforcing bars are in place. (Rough underground waste plumbing shall be completely installed, including all required cleanouts and provided with a water test cap at all ends and openings and provide a 10 foot head of water). The main grounding system shall be installed.

Masonry Fireplace Inspection:

The following inspections must be called for during the construction of masonry fireplaces:

- Footing (may be done during foundation inspection)
- Bond Beam (before grouting of chimney)

The common practice of grouting as the fireplace chimney goes up is allowed only if arrangements have been made with the building inspector.

Frame Inspection:

To be made after all framing and roofing is completed. All rough plumbing, mechanical and electrical installations must be in place. Water supply piping (hot and cold) shall be under pressure. All drain, waste and vent piping shall be filled with air at 5 psi or water to 10 feet above the highest fitting or joint, or through the roof.

Insulation and Glazing Inspection:

To be made after all required insulation and vapor retarders (if applicable), windows, and exterior doors are in place.

Drywall Inspection:

Required to be made only on fire-rated assemblies after all lathing and gypsum board, interior and exterior, is in place, but before any plastering is applied or before gypsum board joints and fasteners are taped and finished.

Gas Line Air Test Inspection:

Test requires the entire gas line to be capped off and a pressure of 10 psi be pumped into the line by the contractor. This pressure must hold for a minimum of 15 minutes.

Final Inspection:

To be made only after passing final inspection of all pertinent referral agencies, i.e. zoning, engineering, environmental health, etc. when structure is ready for occupancy. This shall include proper lot drainage, address posted, all plumbing fixtures connected and operable, all electrical fixtures and devices in place and electrically connected, insulation certificate posted, structure clean of debris or stored materials, thermal mass areas (if any) installed as per approved plans (other floor coverings are optional), wall finishes complete as per approved plans, etc.

Please be advised that all final inspections must be cleared (in writing) before the Certificate of Occupancy is issued. This includes final clearance from not only the Building Division, but all applicable referral agencies such as Zoning, Environmental Health, Water, Parks, Fire, etc...

Inspection Requests

How to call for inspections on our 24-hour inspection line
(970)-920-5532

Please speak clearly when providing the following information:

- Type of inspection
- Permit number (give the permit number of the type of inspection being requested, e.g., the plumbing permit number when calling for a plumbing inspection-do not give the building permit number unless requesting a building inspection)
- Complete address of the building site
- Contractor's name
- Owner's name
- Date inspection needed (if calling for a steel inspection, please give the pour time)
- A phone number and name of a contact person (preferably at the job site)
- Please use the information card you received at the permit issuance for a reference.
- Again, please speak slowly and clearly and include all the necessary information (please do not use a cell phone to call in inspections). Inspection requests that are incomplete will not be processed.

Inspection requests must be made by 7am to be done that same day. Requests made after 7am will be done the following business day. Allow a full business day for an inspection to be made.