



## Building Division

525 N 3<sup>rd</sup> Ave, Pasco, WA 99301

P: 509.543.5726

[www.pasco-wa.gov](http://www.pasco-wa.gov) | [permittech@pasco-wa.gov](mailto:permittech@pasco-wa.gov)

## Residential Inspections

### Purpose of Inspections

Inspections are required by building and related codes to provide some assurance that the project complies with minimum requirements for fire and life safety, structural integrity, sanitation, and energy efficiency.

Statistics prove conclusively that enforcement of building code provisions are directly responsible for the dramatic decrease in fire deaths and structural failures of past generations.

Insurance providers recognize the importance of a vigorous enforcement program by providing lowered insurance rates in communities with active and adequately funded building departments.

**All Building Permits are required to have a *Final Inspection* once the project is completed. Be sure to schedule yours prior to the Building Permit Expiration date.**

### Scheduling an Inspection

You have 2 options - [online](#) or by telephone:

**Online:** After **obtaining an online password** from a Permit Technician, you can log-on to [Etrakit](#) and schedule an inspection request prior to midnight the previous day.

This **password protected** area also allows you to find out various information about your building permits and building permits issued for others such as: inspections requested and their status, permit fees paid, view attachments such as approved site plans, correction notices and much more.

**Telephone:** Call (509) 545-3442 (select option **#1**) the previous business day prior to 4:00pm if using this option.



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### Inspection Details

Your inspector is tasked with enforcing minimum code requirements and is not permitted to look at non-code related issues such as quality control. Remember that building codes are minimum standards. Buildings meeting minimum code requirements may have significant aesthetic defects. Building cosmetics such as exterior trim paint, interior finish of floors, walls and ceilings are not the purview of the building department.

**GENERALLY**, The inspectors will list, in writing, required corrections during each inspection and, if there are no life or fire safety concerns, may allow the work to proceed without re-inspection provided the corrections are made. ***The builder/contractor is 100% responsible for completing the required corrections before covering any of the work that required the correction. If it is later discovered that work was covered without required corrections the Building Official will order all work stopped until the required corrections have been made.***

### Tips for a Successful Inspection

When in doubt - call for an inspection. We'd much rather have unnecessary trips than ask for materials to be removed to allow inspection.

- The building codes require that the work be ready for inspection prior to requesting the inspection. Please do not call for an inspection until you are certain that the work is complete and ready for approval.
- The following must be available on the site at all times:
  - Inspection record card
  - Approved construction drawings
  - Engineering documents (when applicable)
  - Approved site plan
  - Building Permit
  - Visible site address



## Required Inspections

- **Footings.** Forms must be complete. Reinforcement tied in place and loose mud or water removed from the formwork. Rough check of building setbacks is done at this time. The approved site plan must be posted on site.
- **Foundations.** Forms are complete; reinforcement in place and any special hardware such as seismic straps are installed. A more accurate check of building setbacks is performed. Please note that inspectors are not ensuring the accurate placement of your building. ***Compliance with building setbacks is entirely the responsibility of the owner. The building department check of setbacks is not to be construed as authority to violate setback requirements nor is it assurance of accurate building placement.***
- **Sewer Service.** The building sewer is connected to the city sewer system. Piping must be on test at the time of inspection.
- **Water Service.** The pipe between the water meter and the building is connected at each end and under pressure. Pipe is to be bedded in clean material free of rocks or debris.
- **Under Floor.** In concrete slab construction, any required insulation, all ductwork and all plumbing are to be in place. Plumbing systems must be on test. For wood platform floor systems the wood substructure is to be complete however, plumbing and mechanical systems are not required to be installed at this time.
- **Shear Nailing.** All nailing and connectors must be in place. All windows must be in place and installed per manufacturer's specifications. Roof and wall sheathing is not to be covered until approved. After this inspection all houses are required to have a weather barrier installed.
- **Rough Plumbing.** Rough-in plumbing is complete and on test. Drains are to be water filled out of the highest floor level roof penetration or tested with air.
- **Gas Piping.** Fuel gas piping must be under test pressure. This inspection should be requested at/prior to the Mechanical inspection.
- **Mechanical.** Air handling systems (including bath and kitchen fan systems), all related ductwork and fuel gas piping are to be complete. Fuel gas piping must be approved at/prior to this inspection.
- **Rough Electrical.** All wiring is in place including low voltage wiring such as thermostats or alarm systems. Currently, the [Washington State Department of Labor and Industries](http://www.wa.gov) issues permits and performs inspections for electrical installations within the City of Pasco.



- **Framing.** Each inspection above must be complete and approved prior to a framing inspection.
- **Insulation.** Insulation within wall cavities, floor-ceiling assemblies or single rafter vaulted ceilings is to be in place. Floor and plate lines must be sealed (caulking or approved alternate material). Vapor barriers are to be in place unless an approved vapor retardant paint is proposed.
- **Sheetrock.** Also known as Gypsum Wallboard. Gypsum wallboard is part of a fire-resistance rated assembly (firewalls) or a lateral force resisting assembly (interior braced walls).
- **Lath Inspection.** Required when an Exterior Finish Insulating System (EIFS) is used. Required to be certified by the manufacturer as having been installed in accordance with the product manufacturer's specifications. Such certification is only required when EIFS is installed over wood construction.
- **Final.** A final inspection approval is required before occupying the building. Finish grade and erosion control measures must be complete. Plumbing, mechanical and electrical systems are to be trimmed out and fully functional. *Final electrical inspection must be approved by [WA Labor and Industries](#) prior to calling for a Final Building inspection.*
- **Other.** Each construction project is unique; the inspection process is customized for that project. If your building incorporates unusual construction techniques or products there may be additional inspections required.
- **Manufacturer's Warranty Inspections.** Many portions of the new home must be installed to the manufacturer's specifications (e.g. exterior siding, window flashing, roofing, appliances, flooring and cabinets) to ensure the product warranty is not voided. If the City inspector notes any defects in those particular areas you may be required to provide the manufacturer's certification that the component of the home in question has been installed to the manufacturer's satisfaction.

Save time with online inspection requests!

***It's secure, reliable and easy.***

**Please ask your permit technician for assistance with online inspection requests.**



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**Scheduling by Phone:** Call (509) 545-3442 (select option **#1**) All requests for inspections must be called in no later than 4pm to be scheduled for the following business day.

Inspection requests must be recorded in the following format and with complete information or they will not be scheduled:

- Your Bldg. permit or business license number
- The Type of inspection you are requesting
- The Site Address where the work is being performed

All inspection requests must be called in no later than 4pm to be scheduled for the following business day. Any inspections called in during Saturday and Sunday will be on the schedule for Tuesday. Commercial final inspections must be requested 2 business days in advance.

You can request either Morning or Afternoon but we cannot guarantee a specific time. If you need the inspector to meet you at the location to allow access, please leave a call to meet phone number. (you may be as specific as you need to be)

If you are scheduling an inspection for a concrete pour tell us the scheduled pour time and we will try to be at your location within one hour prior to the pour.

**Note:** We do not call back to confirm inspections, if you are calling before 4pm, your inspection will be scheduled for the following business day.

Any inspections called in between 4 pm on Friday and 4 pm on Monday will be on the schedule for Tuesday.