

Inspections



Does your Project need an Inspection?

For most building or remodeling projects, the city in which you live will require a permit. This is the city's way of ensuring that all citizens comply with housing safety regulations and that all housing remains safe for occupation. The city doesn't want you to create a hazardous situation in your home, both for your sake and for the sake of whomever lives in your home after you do.

Whoever obtains the permit from the city is responsible that the work complies with building code and for having the work inspected. To obtain a permit, you or your contractor must present plans for the project, the address of the project, and be ready to discuss the specifications with the inspector assigned. If your project requires different trades such as electrical, plumbing, HVAC, or mechanical work, each individual subcontractor involved in the project will need to have his work inspected by the corresponding inspector. Many projects require more than one permit and thus more than one inspection.

An inspector will come to your home at predetermined stages of completion. He will look at the work to make sure it meets building code requirements and will often make suggestions about how to improve it. For a large, complex job, you will need an inspection after the rough-in and after completion. If an inspection fails for any reason, usually you will need to have a second inspection.

Some common items requiring a permit:

- Roofing
- Siding
- Retaining walls over 4 feet in height
- Replacement of doors/windows
- Decks over 30" high and attached to the structure
- Stairs – exterior/interior
- Skylights
- Repair or replacement of brick/stone facades
- Garages
- Additions
- Sheds/greenhouses/utility buildings/screened porches over 120 square feet
- Kitchen and bath remodels
- Conversion of attic or basement to habitable space or sleeping quarters
- Conversion of single family homes to multiple dwelling units
- Remodeling/demolitions of interior