



RESIDENTIAL INSPECTIONS HANDOUT

- It is the responsibility of the permit holder or the person(s) doing the work to notify the City of Lake Stevens Building Department that work is ready for inspection.
- It is the responsibility of the person requesting the inspections to provide access to and means for inspection.
- Work shall not be done beyond the point indicated in each successive inspection without approval.
- Any portions that are not approved shall not be covered or concealed until authorized.
- The inspection record card and the city approved/stamped plans must be on site for all inspections.
- Electrical permits and inspections are issued and scheduled by the Department of Labor and Industries.

WHEN TO REQUEST INSPECTIONS

Footing/Setback:

- Inspection shall be requested after all excavation is completed, forms and any required reinforcing steel (rebar) are in place and before any concrete is placed.
- Reinforcing steel is required to be properly supported and in the required position
- Property corner pins must be located and visible at time of inspection.

Foundation Wall:

- Inspection shall be requested after all required forms, reinforcing steel (rebar), and structural hardware are in place, and before concrete is placed.
- Reinforcing steel and structural hardware are required to be properly supported and in the required position

Foundation Dampproofing:

- Inspection shall be requested after all waterproofing has been applied to the walls and before backfilling.

Plumbing (Groundwork):

- Inspection shall be requested after trenches have been excavated, piping has been placed and before backfilling/covering.
- Piping is required to be on test at time of inspection

Slab Insulation:

- Inspection shall be requested after all slab insulation has been placed and before concrete is placed

Storm/Footing Drain:

- Inspection shall be requested after all drain piping has been placed and connected to stormwater or on-site drain system and before backfilling.

Water Line:

- Inspection shall be requested after trench has been excavated, piping has been placed, water meter has been connected and before backfilling

Slab:

- Inspection shall be requested after all reinforcing steel is in place and all embedded mechanical, plumbing, and electrical items have been inspected.

Floor Framing:

- Inspection shall be requested after floor framing has been completed and anchored and before covering/sheathing.

Shear Nailing (Exterior):

- Inspection shall be requested after all required exterior walls have been sheathed and nailed according to the shear nailing schedule, all required hardware has been installed and before weather barrier or windows have been installed.

Gas Piping:

- Inspection shall be requested after all piping has been placed and properly supported.
- Gas piping is required to be on test at time of inspection

Plumbing (Rough):

- Inspection shall be requested after all drain and water line piping has been placed, properly supported, and protected from damage.
- Drain and water line piping are required to be on test at time of inspection

Mechanical (Rough):

- Inspection shall be requested after all mechanical equipment including but not limited to refrigerant lines, ducting, exhaust fans and vents have been placed, properly supported, protected from damage and all seams have been sealed with approved sealants or tapes.

Weather Barrier/Window Flashing:

- Inspection shall be requested after exterior shear nailing inspection has been approved, all windows have been installed with window flashing, and weather barrier has been completed.

Framing:

- Inspection shall be requested after all rough-in inspections have been approved, all weather barriers, windows and window flashings have been installed, all framing, fire blocking, and draft stopping has been completed, and before insulation is installed.
- Electrical cover approval from the Department of Labor and Industries is required for any electrical work completed prior to framing inspection

Insulation:

- Inspection shall be requested after framing inspection has been approved and all insulation to be concealed in walls, floors or ceilings has been installed and any/all required baffles have been placed.
- All cold-water lines located in unconditioned space are required to be insulated
- All hot water lines are required to be insulated

Shear Nailing (Interior):

- Inspection shall be requested after all required interior walls have been sheathed and nailed according to the shear nailing schedule and all required hardware has been installed.

Plumbing (Final):

- Inspection shall be requested after all plumbing work is done and all fixtures and appliances are set or installed and before the final building inspection.

Mechanical (Final):

- Inspection shall be requested after all mechanical work is done and all fixtures and appliances are set or installed and before the final building inspection.

Reroof:

- Inspection shall be requested after reroofing has been completed and all roof vents, plumbing boots, flashing and rain gutters have been installed
- Underlayment and/or sheathing inspections are not required unless specified on the permit

Retaining Wall:

- Inspection shall be requested after retaining wall construction has been started and all required drainage materials have been placed but prior to backfilling
- Retaining walls that are not over 4 feet in height measured from the bottom of the footing to the top of the wall do not require a permit or inspections unless supporting a surcharge

Approval (Fire District):

- Inspection shall be requested after approval has been given by Snohomish County Fire District

Approval (Sewer District):

- Inspection shall be requested after approval has been given by Lake Stevens Sewer District

Approval (Planning):

- Inspection shall be requested after approval has been given by City of Lake Stevens Planning Department

Approval (Public Works):

- Inspection shall be requested after approval has been given by City of Lake Stevens Public Works Department

Special Inspection Report:

- Inspection shall be requested after special inspection has been completed by an approved agency and a report of the inspection is able to be provided to City of Lake Stevens Building Department

Final for Occupancy:

- Inspection shall be requested after all work for which the permit has been issued has been complete and all previous inspections listed on the permit have been completed and approved and prior to occupancy
- Electrical final approval from the Department of Labor and Industries is required for any electrical work completed prior to final inspection
- All required landscaping must be installed according to approved site plan
- Address numbers must be installed and visible from the street