



City of Eloy

Inspection Requirements

It is the responsibility of the contractor or owner to call for inspections, and to call for follow up inspections if any corrections are required on work done before concealing. The times that inspector does his inspection is Monday thru Friday 8am to 5pm.

A \$42.00 re-inspection fee will be charged for:

- a) Work not ready at time of inspection
- b) No plans on job site
- c) Inspection Card must be posted or available
- d) It is the responsibility of the contractor or owner to have animals, e.g., dogs, contained when inspection are made. Premises are to be unlocked at time of inspection.

If a \$42.00 re-inspection fee is charged, it is the responsibility of the contractor or owner to come into the office, pay the fee and re-schedule for a follow up inspection.

1. Footings - approved before ordering concrete

- a. Setbacks – property pins shall be marked
- b. Trenches - Clean, step footings as needed, forms installed as needed, soil bearing compaction, rigid sleeves for piping
- c. Reinforcement - Horizontal installed in place, rebar chairs installed, verticals with bends, tied, proper laps, cold bends, correct spacing, and verticals located at special bearing points
- d. Ufer - Electrical ground = 20' feet minimum
- e. Footings - Perimeter, interior piers, exterior piers, fireplace (masonry), retaining wall, mono pour turndowns, etc.

*****Do not proceed until above inspections are APPROVED.*****

2. Stem, Foundation Wall, Piers and Masonry - Approved before ordering grout

- a. Block - Erected complete, mortar and Masonry Joints
- b. Poured Walls - Forms installed and complete
- c. Reinforcement - Vertical, horizontal bond beams, proper laps, tied, correct spacing, verticals at bearing points
- d. Anchors and straps installed according to approved plans
- e. Retaining Walls - According to plans and engineering
- f. Grout Placement – Grout lifts not to exceed 4 feet

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3. Under Slab - approved before ordering concrete

- a. Water Piping - Sleeved through slab, no splices, copper piping sleeved (Contact with cinders)
 - b. Drain waste and vent piping - air pressure test or 10' water head test required, 2nd floor drain
 - c. Compaction – Under slab electrical, interior bearing footings, under slab ducts, correct fill mechanically compacted, slab and footing reinforcement, rigid sleeves for piping through footings.
- Compacted fill may require engineered design and soils tests.

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4. Strap and Shear, Roof Sheathing - House Built

According to Approved Plans - Size, Room Dimensions, Ceiling Heights, Passageways, etc.

- a. Wall Framing - Stud size and spacing, plates, headers, sheathing and bracing
- b. Second Floor Framing - Joist spans, size and spacing, blocking, beams, head outs and chases
- c. Fire Blocking - Soffits, stairs, walls 10' plus, roofs at vertical walls, chimney chase
- d. Roof Framing - Blocking, eaves, venting, bracing, ridge beams, fascia and drip edge
- e. Floor Sheathing – Approved flooring, panel rating and nailing, tongue and groove
- f. Roof Sheathing – Panel rating, nailing, ply clips or blocking
- g. Notch and drilled holes – studs, joists, rafters and beams
- h. Stair Framing - Rise, run, headroom and width
- i. Emergency Exit Windows - Rough opening
- j. Safety Glass – Locations identified
- k. Attic Access
- l. Framing Anchors and Wall Bracing – let in braces or sheathing for exterior and interior walls
- m. 2 x 6 Plumbing Walls - other vent chases framed to roof
- n. Fire Wall and Fire Ceiling Framing
- o. Drywall Backing
- p. Wood to earth separation
- q. Flashing - vents thru roof, saddles and crickets built, wall to roof connections
- r. Check building height for multi story buildings - 35' maximum.
- s. all required hold downs and anchor bolts in place and tightened.

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5. Pre Drywall and Rough Inspection - House Built

According to Approved Plans -Approved before dry wall covering

Rough Framing

- a. Framing complete – See # 4 – Strap and Shear, Roof Sheathing
- b. Emergency exit - windows installed
- c. Vapor barrier
- d. Exterior wall siding - proper stud spacing and nailing
- e. Roof covering installed - eave protection for severe climate verified, flashing complete, vent terminations complete
- f. Safety glass locations – windows installed
- g. Identify framing in garage for fire wall/ceiling

Rough Plumbing

- a. Water piping material and installation - air pressure test or test with water service pressure
- b. Drain waste and vent material and installation - air pressure test or 10' water head test
- c. Nail Plate Piping Protection
- d. Vent Terminations - Enclosed to roof/Pressure relief valve piped outside



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- e. Gas Piping Material and Installation - Air pressure test, interior piping and yard line, coated pipe underground locations, two stale systems, shut-off, union, tracer wire for plastic pipe
- f. Sewer connection - yard line, trench, shading, cleanouts, tracer wire for all pipes
- g. Water service - yard line material, trench, shut-off valve, tracer wire for all pipes

Rough Electrical

- a. Electric Installation - Approved material and wire method according to approved plans
- b. Small appliance circuits – kitchen, dining and pantry
- c. Bathroom receptacle circuits
- d. Laundry circuits
- e. G.F.C.I. proper locations
- f. Arc-fault circuits for bedrooms
- g. Smoke Detectors proper locations and on arc-fault circuit
- h. Nail Plate Wiring Protection
- i. Boxes - device ready
- j. Water bond and gas bond installed
- k. Electric service - green tag if ufer and gas and water bond terminated in panel and one water proof GFCI receptacle mounted on the bottom of panel

Rough Mechanical

- a. Appliance enclosure clearances
- b. Appliances vented to the outside
- c. Combustion air openings
- d. Duct installation, properly supported
- e. Equipment locations according to approved plans, proper clearances and manufacturer's listings

Lath /Pre-Stucco

- a. All seams taped
- b. All required moisture barriers installed
- c. All wire and weep screeds securely attached
- d. All penetrations sealed with latex caulk (wires, pvc, copper, black iron, etc.)
- e. All metal penetrations to be protected from stucco with 10 mill. Plastic tape.

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6. Drywall Nailing – Approved before tape and texture

- a. Correct nails and spacing
- b. Fire resistive walls and ceilings
- c. Green/Grey board tile backing.

7. Miscellaneous Inspections

- a. Temporary electric service – construction purposes
- b. Re-Roof – ONLY – roof decking, or change of material

8. Final

Building

- a. Exterior siding, trim, and wood decks sealed and finished
- b. Balconies, decks and stairs – Exterior and interior guardrails, handrails
- c. Exit landings, decks, steps to grade

- d. Yard finished for drainage
- e. Fire wall and door for attached garage and accessories
- f. Interior trim sealed and finished
- g. Drywall textured and painted
- h. Cabinets installed
- i. Safety glass installed
- j. Under floor and attic space for trade's workmanship.
- k. Elevation certificate for homes in flood plain

Plumbing

- a. Fixtures installed - piping connected, low flush toilets required
- b. Water heater pressure relief valve to outside functioning
- c. Vents properly terminated
- d. Septic systems approved by Health Department and operating
- e. Anti siphon valves required on all hose bibs.

Electrical

- a. Electrical devices installed and trimmed out
- b. Polarity of receptacles
- c. Electric service and sub panels finished and circuits identified
- d. GFCI outlets installed and operating
- e. Arc-fault circuits installed and operating
- f. Smoke detectors installed and operating

Mechanical

- a. Appliances installed - manufacturers specifications
- b. Vents properly terminated
- c. Ducts and air supply trimmed out
- d. Combustion air ducts and screen complete

Exterior Site

- a. All scrap building materials shall be removed
- b. All drainage swales complete
- c. No surface water or roof water shall adversely affect adjacent properties
- d. Driveway culvert installed and approved by Public Works if not in paved subdivision

Documentation Required

- a. Post tension slab report with cylinder break information attached
- b. Insulation certification
- c. Stucco certification
- d. Septic certification from county if not in sewer service area

Additional permits are required for fences, swimming pools, accessory buildings greater than 120 square feet, additions, landscape backflow preventers, equestrian shade structures, and carports.

Issuance of a permit and approval of the construction drawings does not imply that the builder is not required to comply with all the requirements of the applicable code. All work must meet minimum standards outlined in the building codes as adopted by the City of Eloy.