



DEPARTMENT OF PUBLIC WORKS/BUILDING INSPECTION DIVISION

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July 27, 2006

INSPECTION REQUIREMENTS (as of March 1, 2005 and modified as of July 27, 2006)

1. Approved plans, a copy of the energy compliance certificate, inspection sign-off card and any project-specific engineering must be on site.
Item 1. No proposed change. This should be self-explanatory, but I would like to add that these documents should be protected from weather so that they remain readable. Whether you utilize a section of pvc pipe with end caps or a Doc-Box doesn't matter, so long as the job documents are on-site, complete, intact and readable.
2. The site must have the address clearly posted so that it is visible from the public right-of-way.
Item 2. No proposed change. This also should be self-explanatory. Please post the address on the building or a piece of plywood so that it is CLEARLY visible from the right-of-way. Posting the address on a piece of pvc tubing containing the plans does not necessarily make it visible from the right-of-way. I would recommend a scrap of plywood or something like that so that when the siding is installed, the address does not disappear. This will also be a tremendous help to an inspector whom may be filling in for someone out sick or on vacation.
3. All rebar specified on the plans is to be tied in place and forms are to be completely ready for concrete. Rebar may NOT be supported by driving another piece of rebar into the ground and tying-off to that. All specified hold-downs (except anchor bolts) must be secured in place at time of inspection.
Item 3. Modified as follows; If the plans show hooked rebar into the footings then all the vertical rebar is required to be tied in place into the footings. If the plans show straight rebar into the footings, than it is required that a hood rebar be tied in place every four feet and then all other required vertical rebar may be wet stucked into the footings.
4. An under-floor inspection is required and may be inspected at the same time as the framing inspection.
Item 4. No proposed change.
5. Exterior sheathing must extend from top plate to "mudsill".
Item 5. No proposed change.
6. Roof sheathing nailing must be inspected and approved before roof coverings are applied.
Item 6. Modified as follows; Because of safety and access concerns for the inspectors, we will NOT conduct a roof sheathing nailing inspection. It is imperative that you, as the general contractor, ensure that your sub-contractors read the plans and make sure that if the plans indicate roof-edge nailing, that the blocks and any shear transfer connections are provided, and that the roof sheathing is nailed off per the plans. Another area to watch is if the plans indicate an interior shear wall. Because the roof of a structure is the beginning of a "load path distribution", it is more likely than not that an interior shear wall is going to have a specified connection detail to pick up some lateral loading from the roof. If the roofing material is already installed, it will be much more difficult to achieve the connection. This inspection was also because of the new seismic requirements and was intended to catch problems before it was too late to correct them.
7. Raised-heel trusses must either be blocked or have other approved means of lateral restraint (sheathing).
Item 7. No proposed change.
8. Exterior wall-sheathing must be inspected before it is covered.
Item 8. Modified as follows; This is modified as follows; the standard fastening schedule for wall sheathing is essentially 6 inches on edges and 12 inches in the field. If a project does not have specific engineering which requires a fastening schedule tighter than 6 and 12, a wall sheathing inspections will NOT be required. However, an inspector MAY do a spot check and if it is found that the fastening does not comply with the standard fastening schedule, the sheathing will have to be re-nailed. If there are specified shear walls with tighter patterns, a wall sheathing inspections IS required. All specified hold downs must be inspected regardless of the fastener spacing, i.e. if a project does not have a specified pattern tighter than 6 and 12 but

DOES have hold downs, then the hold down must be inspected. This is applicable to all residential, commercial and industrial projects. The key is to make sure that the framers have access to the APPROVED plans and/or engineering and build accordingly.

9. Rough plumbing, mechanical and electrical must be approved before a framing inspection will be performed.
***Item 9. Modified as follows;** As a general rule, electrical, plumbing and mechanical must be signed off before a framing inspection will be performed. However, on a case by case basis, it MAY be possible to schedule the framing before all other roughs are signed off. I can't anticipate all situations where this would apply, but an example would be a project where all of the electrical was to be surface mounted. To determine this will require direct communication with the inspector(s).*
10. The roof covering must be inspected and approved access to inspect the roof must be provided.
***Item 10. Modified as follows;** It will be incumbent upon the contractor or his representative to be on site for the inspection with a properly secured ladder in place. The inspector may climb onto the roof (at his own discretion) only if the ladder is OSHA approved and extends a minimum of 30" above the roofs edge.*
11. Insulation must be inspected and because of the requirements in the International Energy Conservation Code self-certification of insulation will no longer substitute for inspection by the Building Inspection Division.
***Item 11. Modified as follows;** An energy compliance certification must still be submitted with the plans so that we have it for the record. Builders will be allowed to self-certify compliance with the energy code by placing and "ENERGY EFFICIENCY COMPONENTS" sticker in the electrical panel. The sticker must be completely filled out and signed by the person certifying the installation. If the sticker is not in the electrical panel at the final inspection, or not completely filled out, the final inspection will not be approved. The stickers are available from the Montana Department of Energy. We also have a limited supply in our office.*
12. All required handrails must return to a wall or terminate at safety terminals or newel posts.
Item 12. No proposed change.
13. We will no longer generate a "punch-list". I have seen many instances where 15 to 20 items have been listed on a correction notice. As of March 1, 2005 an inspection will be terminated when the correction list reaches 6.
Item 13. No proposed change.

Should you have any questions about these inspection requirements and modifications, please feel free to contact Don Verrue, Building Official, at 406-552-6042.