



Inspections Required

Bulletin #32

For 2018 International Codes

Inspection Scheduling:

Visit piercecounitywa.gov/permit to look up the permit number and schedule inspections. Your website registration information must exactly match either the owner or applicant information on the face of the permit.

Tips:

- Have a permit number ready to provide before scheduling an inspection.
- Provide a valid phone number for a jobsite contact with your inspection request.
- Inspections can be scheduled for the next workday if requested before midnight, however current workload will determine the actual date of inspection.
- If an inspection is not completed the day it was scheduled, the inspection will be carried over to the following workday.
- Work cannot continue until the requested inspection is approved.
- To make arrangements or leave special instructions for an inspector, call the inspector's voice mail between 6:30 and 7:00 a.m. Be sure to leave your permit number, phone number and a brief message for a return call.

Building Permit Expiration and Extension:

- An inspection must be scheduled or request an extension within 180 days from permit issuance or your permit will expire.
- You must make the request for extension before the permit expires.
- After each inspection your permit expiration date will extend an additional 180 days until you reach the allowed five years total allowed for a building permit.
- No permit will be extended beyond five years from the date the permit was issued. At the end of five years, you will be required to obtain a new/updated permit for the work remaining.
- Options to request an extension
 - Mail: Building Division, 2401 South 35th St, Rm 2, Tacoma, WA 98409-7424
 - Online: Log into your online account at piercecounitywa.gov/permit and go to Account > "I want to..." > "Renew application/permit"

Addressing:

The applicant is responsible for having all private street signs in place and the address posted on the lot prior to final inspection. Temporary address signage may be used during the construction.

Building Inspections

It is the applicant's responsibility to schedule all applicable inspections.

Below are typical inspections for a residential project.

Footing & Setback Inspection: An inspection is required before placing any concrete. Inspections are made after all excavation and after forms are erected with required reinforcing (rebar) material installed. Property lines shall be identified by corner pins and by string lines. Wetlands shall be clearly delineated, and shoreline high water mark clearly identified.

Foundation: An inspection is required before placing any concrete. Inspections are made after all excavation and after forms are erected with required reinforcing (rebar) material installed.

Water Service: The water service line from the meter to the house will be part of the County inspection responsibility. Inspection will cover pipe material, depth of pipe, separate trench or shelf from building

sewer, and protection when passing through or under the footing. Ensure that a blue 18ga tracer wire is included with any non-metallic piping prior to scheduling your inspection.

Groundwork: Inspect before back filling or pouring a concrete slab and after all plumbing drain, waste, vent, and supply lines are installed, which will be under slab and are under pressure test.

Slab: Inspection of required under-slab insulation and vapor barrier prior to placing concrete.

Under Floor: Inspection will be for plate anchor bolt and washer size, braced wall line anchor straps, braced wall panels in crawl space, beams, floor joist size and spacing, the location of required double joists under interior braced wall lines, and the removal of all loose wood or other debris including cardboard forms on the footings and pier pads.

Flood Fringe: If you are building in a flood fringe then you are required to obtain an elevation certificate. This must be done prior to the Final Building Inspection. Call (253) 798-3749 for information.

Exterior Shear Wall: Inspection of exterior and interior structural "shear" walls including all required strapping, plate nailing, hardware and appropriate nailing patterns. This inspection shall be completed prior to covering any of the related wall items.

Combined Frame/Plumbing Inspection: This inspection option is required for single family and duplex, Group R, Division 3, and includes the rough-in mechanical (heating system), plumbing and frame inspection. Inspect after the plumbing and mechanical systems are installed and ready for inspection, and all framing, fire-blocking, bracing, pipes, chimneys are complete, roofing installed, house wrap installed on exterior walls, windows in place and pre-caulk complete. Electrical must be "Approved for Rough-In Service." Water pipe and drain waste and vent piping shall be under water or air test, and the test observed by the building inspector. This inspection shall happen prior to the installation of insulation.

Gas Test Inspection: Inspect after gas piping is installed and ready for inspection. Gas piping shall be under air test and the test observed by the building inspector. This inspection may be done with Combination Frame Inspection or scheduled independently, if you would like to have this inspection concurrently with your combo inspection please also schedule this gas test inspection.

Energy/Insulation: Inspect after the framing, rough in plumbing, and rough in mechanical has been approved and the structure has been completely dried in, insulated, and caulked. Windows and insulation shall have their rating labels attached, insulation batts shall be labeled, and heating duct insulation values identified.

Please note: Fire Prevention may have a hold on this inspection, if you do not have this as an option please refer to any holds on the project.

Wallboard: Inspections are only required if modified 1hr construction is selected as a fire credit or if a rated wall is being constructed within 5' of the property line. If you meet either of these requirements, please schedule your inspection prior to taping any wallboard.

Special Inspection Reports: Items that required a special inspector review must have all final reports submitted to the area building inspector before final inspection. The required special inspection reports should be listed on the Special Inspection form and will be addressed in the holds on the permit if required.

Pre-Final: A pre-final inspection may be requested whenever "Holds" are in place that prevent a final inspection from being scheduled. This will allow for a building code inspection while you take care of satisfying the "Holds."

Final Building Inspection: Final inspection is made after the grading is completed, the site is stable, and the building is complete and ready for occupancy. Address and street name signs must be posted. All permits from other divisions, such as Fire (sprinklers), Site Development, Planning, Health, etc. must be

in a “Final” status and all holds released from the building permit. It is the applicant's responsibility to coordinate with the various department inspectors to obtain approval/final of these items before calling for a final building inspection.

Occupancy: Homes shall not be occupied without an approved final inspection. Occupancy without an approved final inspection or Certificate of Occupancy is a violation of County Code, and violators may be subject to substantial fines and/or a vacation of structure.

Building Inspector	Phone	E-mail
Brad Trepus	(253) 426-2137	brad.trepus@piercecounywa.gov
Chris Johnson	(253) 306-4146	christopher.johnson@piercecounywa.gov
Don Hill, Lead	(253) 426-2136	donald.hill@piercecounywa.gov
Eric Eagle	(253) 306-1862	eric.eagle@piercecounywa.gov
Fernando Fernandez	(253) 426-2140	fernando.fernandez@piercecounywa.gov
Joe Bistryski	(253) 213-2844	joe.bistryski@piercecounywa.gov
Larry Kelly	(253) 377-4003	larry.kelly@piercecounywa.gov
Lou Nozsar	(253) 426-2133	lou.nozsar@piercecounywa.gov
Larry Waters	(253) 426-2138	larry.waters@piercecounywa.gov
Mark Core	(253) 307-6515	mark.core@piercecounywa.gov
Michael Lee	(253) 426-2144	michael.lee@piercecounywa.gov
Shawn Tippie	(253) 278-9936	shawn.tippie@piercecounywa.gov
Troy Krueger	(253) 426-2142	troy.krueger@piercecounywa.gov

Re-inspection Fees

A \$110.00 fee is charged for each occurrence of the following:

- Not ready for inspection.
- Corrections not made from previous inspection.
- Approved plans not available at job site.
- No access to site and/or building.
- Address or lot identification not posted.
- **No further inspections will be done until the re-inspection fee is paid.**

Video Inspections

A virtual inspection may be available for your required inspection or re-inspection corrections. Call (253) 798-2769 for more information.