



BUILDING INSPECTION PROCESS CHECK LIST

Community Development
94235 Moore St., Ste 113
Gold Beach, OR 97444
Phone: (541) 247-3304
Fax: (541) 247-4579

PINK PERMIT CARD MUST BE POSTED AT MAIN ROAD ACCESS AND ENTRANCE TO PROPERTY

CALL FOR INSPECTION: The contractor, owner or authorized agent should call for inspection when the work is completed, but prior to covering any work which is to be inspected. Inspection requests may be made at any time by calling Curry County Community Development at (541) 247-3304. If structure is occupied, someone 18 years or older must be present.

BUILDING PLANS: The approved building plans must be at the building site. Inspectors will sign off on the Inspection Card when work is approved or indicate the necessary corrections in order for construction to continue.

Typical Inspections for New Single Family Dwelling or Additions to a Single Family Dwelling

This is only a general list of typical inspections for a new single family dwelling. The required inspections for each individual project can vary depending on the complexity, design, and materials used. If you have specific questions regarding your project, please call the plans examiner or inspector.

| | |
|---|--|
| Zoning Setbacks | Identify placement of structure. Property lines must be identified with a string line and property pins exposed. |
| Footing Inspection | Call for inspection after the forms are set up and rebar installed and BEFORE any concrete is poured. |
| Concrete Stem Wall or CMU Stem Wall | After forms are set up, all rebar, vents, and hold downs are installed and prior to placing concrete or grout. |
| Rain Drains | Before covering. |
| Water Service | Before covering. |
| Sanitary Sewer | Before covering. |
| Underfloor Plumbing | After underfloor plumbing is installed. |
| Underfloor Mechanical | After underfloor mechanical is installed. |
| Underfloor Structural | After the floor system is framed in plumbing and mechanical is installed, and BEFORE any subfloor or insulation is installed. |
| Brace Panel / Shearwall (for non-prescriptive engineered plans) | After hold-downs and/or straps are installed, exterior sheathing is installed and nailed property, the roof sheathing is installed and nailed to any required blocking and BEFORE any house wrap, or siding is installed. |
| Rough Plumbing | DWV and Supply piping are installed, tub and showers installed and all piping are under test. Call before covering. |
| Rough Mechanical | Call before covering. All ducts and vents are installed and supported. |
| Gas piping / Test | Gas piping and air pressure gauge are installed and the line has been pressurized to at least 10 psi. (Frequently requested at the same time as the Rough Mechanical inspection.) |
| Framing | Call when weather tight, all backing, windows installed, fire blocking, stairs, soffits in place; plumbing, electrical, and mechanical work completed and approved for cover; truss details posted on the job. (Rough electrical must be completed prior to scheduling.) |

| | |
|------------------|--|
| Insulation | Walls are insulated; ceilings that will not be blown-in a insulated. |
| Plumbing Final | Call after all the plumbing work has been completed. Septic permit, installation, and final septic inspection has been completed and approved, if applicable. |
| Mechanical Final | After all mechanical work has been completed. Installation instructions for mechanical equipment (furnace, water heater, gas fireplace, etc.) must be on site for the inspector. This inspection will be done at time of structural final. |
| Structural Final | Call after all the work has been completed and prior to occupying the home. Final inspections generally deal with such items as decks, guardrails, handrails, smoke detectors, vent fans, wood stove installation and similar items which occur after wall finish is applied in addition to outstanding items which were not complete in earlier inspections such as blown-in attic insulation, under floor insulation or crawl space vapor barriers. (Final electrical must be completed before scheduling. Septic Certificate of Completion must be issued before Certificate of Occupancy can be issued.) CALL PRIOR TO OCCUPYING THE STRUCTURE. |

Additional inspections may be required depending upon the location and scope of the project. For example:

- If the structure is to be constructed on steep or expansive soils, or the fill is greater than 12 inches, a soils or compaction report from a qualified engineer may be required.
- If the home is not connected to a city sewer, a separate septic permit from Curry County Community Development will be required. Any new septic work will need to be inspected and approved prior to a final plumbing or structural final.
- If the home is in a wildfire hazard area, a fire safety inspection may be required.
- If there are any zoning “prior to final” conditions that need to be inspected.

RESIDENTIAL CERTIFICATE OF OCCUPANCY: The general contractor or owner who was issued the structural permit for construction must provide the contact information and relevant license information for the general contractor, as well as any electrical, plumbing and HVAC contractors that performed work on the residential dwelling. {OAR 918-480-0140} An Oregon Residential Specialty Code Insulation/Energy Requirements form must also be completed.

**FINAL INSPECTIONS MUST BE SIGNED BY ALL INSPECTORS
(BUILDING, MECHANICAL, PLUMBING, AND ELECTRICAL)
PRIOR TO OCCUPANCY OF THE BUILDING.**