

# TOWN OF SNOWMASS VILLAGE

## Building Department

### Required Field Inspections

The permit holder is requested to examine the inspections listed on the following pages and on the inspection record card. If the permit holder is unsure which inspections are required, a telephone call to the Building Department at 923-5524 will readily provide that information.

The Building Department is now accepting requests to have the Engineer of Record inspect footings, foundations and sub-soil drainage systems in lieu of the Town performing these inspections. The request must be submitted to the Building Department at the time of permit application with the name of the firm and engineer requested to do the inspections. A separate request must be submitted with each permit application. Blanket approvals for more than one project will not be accepted. The Chief Building Official's letter of acceptance must be received prior to concrete being placed without the standard Town inspection process.

1. Footings: This inspection should be requested after excavations are complete, all forms are in place, any reinforcing steel is in place and the footings are ready for concrete just prior to concrete placement. Vertical foundation tie bars should be cut, bent and ready for placement into footings or already placed. In addition, all deck piers, interior pads and porch supports require field inspection prior to concrete. If not ready with the main foundation inspection please call for all inspection at a later date.

2. Foundation: This inspection should be requested after all forms, required voids, and required reinforcing steel is in place and ready for concrete, but prior to pour.

3. Perimeter Drain/Waterproofing: This inspection should be requested prior to backfill and after waterproofing and perimeter drain has been installed. A ladder should be furnished if necessary to inspect work performed.

4. Building Main Water/Sewer: This inspection may be made at almost any time during construction. Every effort should be made by the contractor to avoid leaving trenches open for any longer than absolutely necessary. Contact Snowmass Water and Sanitation at 923-2056 for inspection.

5. *Underground Plumbing:* This inspection is required only when it is necessary or desirable to pour concrete over or otherwise cover part of the plumbing installation before the entire rough in is complete. This inspection can be combined with the rough plumbing inspection if all parts of the system are still open and visible to the inspector at that time. A pressure test of 5psi of air or a 10' head of water shall be placed on the system just prior to inspection.
6. *Rough Fire Suppression:* This inspection is to be requested when all fire suppression piping is complete and ready to be covered but prior to the rough framing inspection. Contact the Snowmass/Wildcat Fire Protection District for inspection at 923-2212
7. *Rough Electrical:* This inspection is to be requested when the electrical rough in is complete, including all circuits made up, boxes and device rings installed, loadcenter set and equipment grounding wires are terminated and all grounding is complete with the installation ready for insulation and drywall. If the main service is ready at this time please request a meter release as well, if not, this may be requested at a later date. This inspection must be requested prior to the rough framing inspection of structural members.
8. *Rough Framing, Plumbing, Mechanical:* These inspections are done as one inspection and must be requested together when all work is complete, all pressure tests are in place; all framing is complete; roof is framed, sheathed and dried in; stairs are in; exterior openings sealed or closed; mechanical work in covered areas is complete and the structure is ready for insulation and drywall. Manufactured truss calculations and layout sheets, special inspection reports or any other pertinent documentation shall be made available to the inspector at this time.
9. *Elevator Inspection:* This inspection may be performed at any time. Contact the necessary agency assigned to this project.
10. *Insulation:* This inspection is to be requested after all insulation is in place and walls/ceilings are ready for finish covering. Vapor barriers shall be installed as required. All fenestration-rating stickers should remain on all exterior glazing. Insulation values should be clearly visible on all insulation or in a written report from the certified installer.
11. *Drywall:* This inspection is to be requested after all gypsum board, cement board and similar materials have been installed and properly fastened but prior to taping of joints and spotting of fasteners so that the adequacy of fastening and proper type and thickness of materials can be verified.

12. Above Ceiling: This inspection is required where suspended grid type ceilings are to be installed and should be requested after all work above the grid ceiling is completed, all light fixtures set, all grilles, registers and connecting duct work is complete but prior to the tiles being installed.
13. Final Electrical: This inspection should be requested after all electrical is completed and the building or space is ready for occupancy. This inspection should be done prior to the final building inspection.
14. Final Building, Plumbing, and Mechanical: This inspection should be requested when all work is complete and the building or space is ready for occupancy. Final building, plumbing, mechanical inspections will be done concurrently and should be requested at the same time. Other entity inspections reports, such as, Zoning, Health, Fire, Water, Sewer, Public Works, etc., ensuring compliance with approvals, shall be made available to the inspector at this time. Landscaping, grading, drainage, etc., shall be complete or an agreement of completion in place. Payment of all fees, recording of documents and necessary paperwork shall be complete prior to final inspections.
15. Phased Inspections: Large projects may require several inspections of the same type per floor or area and can be accommodated as necessary. Planning and coordination should be discussed with the subcontractors and inspection staff to insure work can proceed in a timely manner.