



Typical Inspections for New Residential Dwellings

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

Sequence	Inspection Type	Commentary
1a	Water Service	Call for inspection after trench is dug, supply piping installed and piping under test. Call before covering. Inspection may be requested at any any point in sequence prior to rough plumbing inspection.
1b	Sanitary Sewer	Call for inspection after trench is dug and sewer line, drain connector, and cleanouts are installed. Call before covering. Inspection may be requested at any any point in sequence prior to rough plumbing inspection.
County	Temporary Power	<i>(Inspection done by Clatsop County)</i> Call for inspection once temporary service and disconnect installed.
2a	Setbacks, Footings	Call for the inspection after the footing forms are in place, rebar, and ufer installed and BEFORE any concrete is poured. Property lines shall be identified with a string line and property pins exposed.
2b	Foundation	Call for the inspection after the stem wall forms are in place, all rebar installed and BEFORE any concrete is poured. Monolithic foundations require only a single inspection (1a) which includes review of setbacks, footings, and foundation stem walls.
	Flood Elevation Certificate (Pre-elevation)	Flood Plain Administrator shall be provide with flood elevation certificate, upon completion of lowest floor, and BEFORE further vertical construction.
	Underslab Plumbing	If foundation is of slab on grade construction. Call for inspection after underslab DWV and supply piping are installed, supported, protected, and before any concrete is poured.
	Floor Slab	If foundation is of slab on grade construction. Call for the inspection after the forms are set up, rebar, and ufer installed and BEFORE any concrete is poured.
3a	Plumbing Underfloor	Call for inspection after underfloor DWV and supply piping is installed before any subfloor is installed.
3b	Mechanical Underfloor	Call for inspection after underfloor mechanical is installed and before any subfloor in installed.
3c	Underfloor Framing	Call for inspection after the floor system is framed in; plumbing and mechanical is installed and before any subfloor installed.
3d	Stormwater & Foundation Drainage	Call before covering (if required by City of Warrenton Public Works)
	Flood Elevation Certificate (Post-elevation)	Flood Plain Administrator shall be provide with flood elevation certificate, upon completion of lowest floor, and BEFORE further vertical construction.
4	Lateral Wall Bracing (aka Shear Nailing, Wall Bracing)	Call for inspection after all shear bracing hold-downs, anchor devices, and strapping are installed, exterior sheathing is installed and fastened per approved plans, the roof sheathing is installed and nailed to any required blocking and BEFORE any house wrap, or siding is installed.
county	Electrical Service	<i>(Inspection done by Clatsop County)</i> Call for inspection after meter base, service entrance conductors, service panel, and grounding & bonding are installed.
county	Rough Electrical	<i>(Inspection done by Clatsop County)</i> Call for inspection after service in, boxes installed, circuits run with conductors made up. Electrical must be approved prior to Mechanical, Plumbing, and Structural inspections may be scheduled.
5	Gas Pressure Test	Call for inspection after gas piping and air pressure gauge are installed and ALL PIPING IS UNDER TEST, pressurized to minimum 10psi for 15 minutes.
6a	Rough Plumbing (aka Top Out)	Call for inspection after DWV and supply piping are installed, tub and showers installed and ALL DWV PIPING, SUPPLY LINES, AND PRE-FAB TUBS UNDER TEST. If Fire Sprinkler System is installed it will be inspected at this time.

6b	Rough Mechanical (aka Top Out)	Call for inspection after all ducts and vents, equipment and appliances are installed and supported.
6c	Rough Structural Framing (aka Top Out)	Call for inspection when structure is weather tight, fire blocking installed; plumbing, electrical, and mechanical work complete and approved for cover; truss plans available on the job; and flood elevation certificate submitted, if applicable. Call before covering.
6d	Fire-Rated Separations	Call for inspection when rough framing and trusses are installed with fire-rated materials applied at roof sheathing and truss gables. Call before covering.
7	Mech. Equipment & Fireplace	Call for inspection if not already installed and inspected at Rough Mechanical for any built-in gas or other vented fireplace inserts or appliance before covering.
8a	Moisture Report	Provide moisture report confirming approved moisture content of wood framing members before insulation is installed.
8b	Insulation	Call for inspection once walls and underfloor are insulated, underfloor vapor barrier is installed, and ceilings that will not be blown-in are insulated.
9a	Interior Shearwall & Sheetrock Nailing	Call for inspection after sheetrock installed and before mud/ tape is applied.
9b	Fire-Rated Separations	Call for inspection after FIRST LAYER of two-layer fire rated construction is installed, but BEFORE panel joints are taped and or finished (if applicable).
9c	Fire-Rated Separations	Call for inspection after SECOND LAYER of two-layer fire rated construction is installed, but BEFORE panel joints are taped and or finished (if applicable).
county	Electrical Final	<i>(Inspection done by Clatsop County)</i> Call after all electrical work has been completed. Electrical must be approved prior to Mechanical, Plumbing, and Structural inspections may be scheduled.
10a	Mechanical Final	Call after all mechanical work has been completed. Installation instructions for mechanical equipment (furnace, water heater, gas fireplace, etc.) must be on site for the inspection.
10b	Plumbing Final	Call after all plumbing work has been completed, and all fixtures installed. If Fire Sprinkler System is installed it will be inspected at this time.
10c	Structural Final	Call after all work has been completed, attic insulation in place, and interior finishes installed. Required prior to certificate of occupancy being issued.