



RESIDENTIAL INSPECTIONS SIMLA BUILDING DEPARTMENT

Inspections are the final steps in various phases of your project as it moves toward completion. Before you begin each new phase, you must have an approval on all required inspections for the portion of work just completed. An inspection is approved when the building inspector has dated and marked it as "accepted" on either the front or the back of the PERMIT CARD.

Inspections serve two main purposes:

1. To assure the work meets minimum code requirements and
2. To verify the actual work is being done as it was shown on the approved plan

A completed record of approved inspections can provide a feeling of security and can assist in qualifying homeowners for insurance coverage and other benefits.

The owner or contractor is RESPONSIBLE FOR CALLING FOR INSPECTIONS one (1) day in advance, before 4:00 p.m, Monday – Friday at 719-541-2468. A specific time will be scheduled in consideration of the nature of the inspector's work. However, A.M. or P.M. requests are accepted and, in most cases, can be accommodated. The PERMIT CARD and the APPROVED CONSTRUCTION SITE PLANS should be kept at the site, or the inspector may not be able to make the inspections. It is the owner's responsibility to have all animals under control. If dogs or other animals are loose in the yard /property, the inspections may not be made. A reinspection fee could be charged.

REQUIRED INSPECTIONS:

General: Reinforcing steel or structured framework of any part of any building or structure shall not be covered or concealed without first obtaining the approval of the building official.

The building official, upon notification, shall make the following inspections:

1. **FOUNDATION INSPECTION:** To be made after excavations or footings are completed, and any required reinforcing steel is in place. For concrete foundation, any required forms shall be in place prior to inspection. All materials for the foundation shall be on the job site, except where concrete is ready mixed in accordance with the UBC standard 19-1, the concrete need not be on the job site. Where the foundation is to be constructed of approved treated wood, additional inspections may be required by the building official.
2. **CONCRETE SLAB OR UNDER-FLOOR INSPECTION:** To be made after all in slab or under floor building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.
3. **FRAMING INSPECTIONS:** To be made after roof, all framing, fire blocking and bracing are in place, and all pipes, chimneys, and vents are completed and the rough electrical, plumbing and heating wire, pipes, and ducts are approved.

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4. LATHE OR GYPSUM BOARD INSPECTION: To be made after all lathing and/or gypsum board, interior and exterior, is in place, but before any plastering is applied or before gypsum board joints and fasteners are taped and finished.
5. FINAL INSPECTION: To be done after finish grading and the building is completed and ready for occupancy.

IMPORTANT ALL ROUGH INSPECTIONS (6-10) MUST BE PERFORMED, AND APPROVED BEFORE A FRAMING INSPECTION AND BEFORE ANY INSULATION OR DRYWALL COVERS THE WORK

6. ROUGH PLUMBING TOP OUT: Above ground plumbing, i.e. water pipes, waste and vent pipes, are installed to the fixture outlets. Done "prior" to line being covered.
7. ROUGH GAS-AIR TEST: Gas line is installed from meter location to fixture outlets. Requires a 20lb air test for 24 hours. Done "prior" to line being covered.
8. ROUGH ELECTRICAL: All electrical boxes, wires and conduits placed in ceilings and walls have been installed. Done "prior" to any covering and together with or prior to service inspection. This is done by the State Electrical Inspector.
9. SERVICE OR METER RELEASE: Service panel in complete, and grounds are installed. The inspection authorizes public services provider MOUNTAIN VIEW ELECTRIC to connect permanent power. It is the contractor's responsibility to protect against contact with energized parts when the panel covers have remained off to assist with inspections. This inspection is done with the State Electrical Inspector.
10. ROUGH HEATING AND VENTILATION: Heating appliances, vent and duct work are installed. Done "prior" to being covered. Includes gas logs, and State and EPA approved wood stoves. This inspection can be scheduled together with the rough electrical inspection.
11. RESIDENTIAL INSULATION: All insulation is in place for walls, floors and ceiling.
12. DRY WALL SCREW: All nails and/or screws are in place and corner bead is in place. Done "prior" to taping walls and ceiling.

FINAL INSPECTION:

These inspections are done after completion of the entire project and when the building is ready for occupancy. You should allow several days for the series of FINAL INSPECTIONS to be completed.

SCHEDULE YOUR FINAL INSPECTIONS FOLLOWING THESE THREE STEPS

☐ **STEP ONE:**

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Call the Building Inspector to schedule the inspections listed below, if required on your project. It is to your advantage to call these in promptly when ready so as not to delay the completion of your project. These must be approved before the permit is closed out.

1. Final drainage
2. Final Utilities

☐ **STEP TWO: NON STRUCTUAL INSPECTIONS:**

These all must be completed and approved prior to the building (Structural)Final and may be scheduled together with inspections under "Step One".

1. Electrical: All fixtures, receptacles and light switches are installed, and the service panel and service entrance are in place and energized. Done "prior" to the Building Final.
 - a. This inspection is done by the State Electrical Inspector
2. Plumbing: All fixtures are installed and operational. Done "prior" to the Building Final.
 - a. This inspection is done by the State Plumbing Inspector

☐ **STEP THREE: BUILDING FINAL AND CLOSING PERMIT:**

1. BUILDING FINAL: All nonstructural inspections listed above have been completed and approved. All structural work is completed according to approved plans and meets code.
2. CERTIFICATE OF OCCUPANCY (CO): Prior to occupying the new building, this certificate must be issued. In some cases, a Temporary Certificate of Occupancy (TCO) may be issued with incidental remaining issues to be resolved within a set time.

WHAT IF I FAIL AN INPECTIONS?

HOW WILL I KNOW: The Building Inspector will date and initial the inspection as "rejected" on the front or back of the PERMIT CARD. He/she will attach a Correction Notice to the card or will write on the card itself an itemized list of all corrections needed for work to meet code requirements.

It is the owner's or contractor's responsibility to call for reinspection of any work previously rejected. If a reinspection fee is required, written notice will have been given, and the fee must be paid "prior" to scheduling reinspection.

SPECIAL INSPECTIONS:

If any special inspections are required on your project, then corresponding Letters of Inspection to show authorized approval of the specified work must be received by the Building Inspector "prior" to the FINAL BUILDING inspection.

WHAT IF I HAVE A QUESTION?

Call the Building Inspector at 719-775-6378 or send an email to rick@townofsimla.com