

Frame Inspection

Building Permit # _____ Date _____

Contractor _____

Owner / General Contractor _____

Address _____

Legal Description _____

- _____ Rough plumbing and electrical inspections completed
- _____ Check plans for architectural requirements
- _____ One 36" door minimum (entry)
- _____ Stairs roughed in with correct width, maximum rise, minimum tread, minimum headroom (per code)
- _____ Corners nailed, 3 studs minimum, wall nailed together
- _____ Rafter hold down or hurricane anchors at plates and studs at 4' intervals minimum
- _____ Hold downs and anchor posts correctly attached to foundation bottom plate, mud sill, and studs with appropriate washers, bolts or nails
- _____ Shear walls and bracing installed for racking and wind-bracing with code required nailing patterns
- _____ Check floor system (joists, opening for stairs, bearing walls, 1 ½" minimum bearing on mud sill, hangers)
- _____ Header nailed into studs on ends
- _____ Vapor and air sealing barrier and energy-tight details are addressed
- _____ Crawlspace access (18" X 24" minimum)
- _____ Attic access (22" X 30" minimum)

- _____ Fire blocking, each floor, every 10', along stairs, top and bottom of run and in line with run in wall
- _____ Plates pressure treated, redwood, black locust, or cedar when in contact with concrete
- _____ Walls plumb
- _____ Check for notching and holes from plumbing (bearing walls and joists), holes closer than 5/8" to edge and sole and top plates have FHA straps
- _____ Joist hangers completely nailed
- _____ No openings between bedrooms and garage
- _____ Beams and headers are supported
- _____ Split, cracked, bowed framing members should be replaced
- _____ Floor level at doors
- _____ Access to, and egress from (refer to current code)

Inspection: Approved _____ Failed _____ Reinspection needed _____

Inspector Signature: _____

Foundation Inspection

Building Permit # _____ Date _____

Contractor _____

Owner / General Contractor _____

Address _____

Legal Description _____

- _____ Check plans for steel requirements
- _____ Anchor bolts 1' from end plate, 6' maximum distance between bolts
- _____ Plates (if installed) for pressure treated, redwood, black locust or cedar
- _____ 8" minimum thickness
- _____ Beam pockets (if required)
- _____ Top of foundation minimum of 6" above finished grade
- _____ Forms properly constructed, free of foreign matter
- _____ Temperature at time of pour suitable for concrete placement with admistures and/or entrainment (if required)
- _____ Foundation vents = 1 sq. ft for every 150 sq. ft of area
- _____ Insulating Concrete Forms (ICF)

Inspection: Approved _____ Failed _____ Reinspection needed _____

Inspector Signature: _____

Footer Inspection

Building Permit # _____ Date _____

Contractor _____

Owner / General Contractor _____

Address _____

Legal Description _____

- _____ Proper Setbacks (Zoning Code)
- _____ Reinforcing steel as per plans (No. 4 or ½")
- _____ Placement and reinforcing in bearing pads
- _____ 30" deep minimum frost cover
- _____ Soil at bottom firm, free of ice, water, & foreign material
- _____ 8" X 16" min. size for non-engineered footing
- _____ Temperature at time of pour suitable for concrete placement with admixtures and/or air entrainment (if required)
- _____ Monolithic slab 3 ½" minimum thickness with integral footing (W) based on load-bearing value of soil, #4 reinforcing steel or 6" X 6" wire mesh
- _____ Ufer ground – concrete encased electrode installed for electrical code (refer to latest NEC requirements)

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Inspector Signature: _____

Final Building Inspection

Building Permit # _____ Date _____

Contractor _____

Owner / General Contractor _____

Address _____

Legal Description _____

- _____ House numbers up – Premised Identification
- _____ Driveway and culvert completed and/or acceptable
- _____ Woodstove installed within listed and labeled clearances (according to manufacturer's specifications)
- _____ Crawlspace insulated
- _____ Walls and ceiling between garage and house one-hour resistive
- _____ Enclosed usable space under stairs, walls and soffits of enclosed space shall be covered as required for one-hour resistive construction
- _____ Solid-core door between garage and house, self-closing, tight fitting, 1 3/8" solid core
- _____ Deck railings up (minimum 36" – residential; 42" – commercial)
- _____ Balusters, 4" maximum spacing
- _____ Stair railing (34" – 38" above nose of tread)
- _____ 30" minimum clearance above range to combustibles
- _____ 6'8" minimum clearance headroom on stairs
- _____ Stairways having more than four risers need handrails (exterior stairs into house follow interior guidelines unless noted)
- _____ One complete bathroom with venting operable

- _____ Kitchen complete, sink, cooking appliance, refrigeration facilities, light and ventilation
- _____ Environmental Air Ducts. Ducts used for domestic kitchen range exhaust, and domestic clothes dryer exhaust shall be of metal and shall have smooth interior surfaces
- _____ Combustion air available for heating appliance
- _____ Ground Fault Circuit Interrupters (GFCI) and Arc Fault Circuit Interrupters (AFCI) are installed as per NEC requirements
- _____ Smoke detectors in each bedroom and in corridor giving access to sleeping areas; detectors shall sound an alarm audible in all sleeping areas
- _____ Carbon dioxide detectors (CO2) located in sleeping areas and rooms with gas fired heaters and stoves
- _____ Single Propane Tank (>200 gallons) set back location = 10' from all buildings, 10' from adjoining property that may be built upon
- _____ OWTS system approved and connected to house and functional
- _____ Septic Tank inspection access ports located and marked for inspection
- _____ Potable water system (Well) connected to house and functional
- _____ Electrical Final Inspection completed
- _____ Plumbing Final Inspection completed
- _____ Ramps – Maximum slope of 8:1 (12.5% slope) with landing not less than 3' X 3' for top and bottom landings. Handrails required on slope exceeding 12:1 ratio (8.33%)
- _____

Inspection: Approved _____ Failed _____ Reinspection needed _____

Inspector Signature: _____

Town of Pitkin

Information Building Permit Submittal Checklist

In the interest of issuing permits in as timely manner as possible, the following information shall be submitted to the Town of Pitkin Building Inspector prior to the issuance of a building permit.

1. Plot Plan with dimensions showing proposed structure to be built. This plan should also include the location of existing structures, well, septic tank, leach field, easements, etc.
2. Floor plan to scale (preferably ¼" to the foot) showing:
 - a. Use of all rooms
 - b. Dimensions of each room including closets
 - c. Window and door sizes and locations
 - d. Stair locations, state rise and run, and number of stairs
 - e. Header sized of doors, windows, and other openings
 - f. Location of fire rated walls (separation between house and garage)
3. Floor framing plan showing:
 - a. Lumber size, grad, and species. If plywood joists, state if TJI, BCI, LPI, or other and which series
 - b. Span from support to support
 - c. On center spacing (12", 16", 24")
 - d. Girder size supporting floor system
 - e. Header sizes for any opening (crawl space access, stair opening, etc.)
4. Elevation drawing showing:
 - a. All four sides
 - b. Windows and doors
 - c. Exterior wall covering (Cedar siding, log, board & batten, etc.)
 - d. Foundation ventilation openings. State size and free area

5. Roof framing plan showing:
 - a. Lumber size grade and species. If plywood state if TJI, BCI, LPI, or other and which series
 - b. On center spacing (12", 16", 24")
 - c. If manufactured trusses
 - d. Roof plan showing truss layout
 - e. Roof plan showing purlin layout if log structure
 - f. Show all roof bearing locations

6. Provide drawings of structural details such as:
 - a. Connections at post and beam, beam to wall, footing and post, ledger and wall
 - b. Stairs, guardrail, and handrail
 - c. Foundation height, width, stem wall construction (concrete block, ICF, poured concrete, etc.)
 - d. Footer height and width
 - e. Cross-section view if a monolithic concrete slab
 - f. Size and number of rebar and location of rebar
 - g. Size and location of anchor bolts

7. Proof of water – Could be submitted in form of a well permit

8. Proof of OWTS – This is to be shown in the form of an approved OWTS for a new structure. For an addition to an existing structure, the current system will need to be reviewed and inspected. If the new system needs to be enlarged or upgraded, a new OWTS permit will need to be approved before the building permit will be issued.