

Inspection Process



24-Hour Inspection Request Line—503-786-7575

The following is a list of inspections that need to be completed in order to achieve final approval for occupancy. Not all inspections may apply. Contact the building department at 503-786-7613 with questions on your project.

EROSION: Inspection for compliance with erosion control measures as set forth on the plot plan submitted with permit application. Install erosion control immediately after dig out. **Call for inspection..** Before final building inspection, call for final erosion inspection.

FOUNDATION SURVEY: Obtain services of a licensed land surveyor to HUB and TACK the building foundation extremities. Have a licensed surveyor provide a signed copy (8½x11 inches) of the plotted building layout to the building department prior to requesting a footing inspection.

ELECTRICAL GROUND: A 20-foot section of No. 4 re-bar must be installed in the footing. This bar shall extend at least 12 inches above the foundation. This bar will be used as the primary ground for the electrical system and must be installed before footing inspection is requested.

FOOTING: After the survey is made, install footing forms and reinforcement as needed. Call for footing inspection.

FOUNDATION: Request this inspection after forms are in place. All reinforcement, electrical ground rod and hold down systems shall be in place before inspection.

RAIN DRAIN: Include all rain drain systems installed to the point of termination.

UNDER-FLOOR DRAIN: This is the drain for crawl space and under-floor slab area. Call for inspection after installation is completed.

FOOTING DRAIN: Occupied and usable areas require waterproofing of exterior walls and drains around footings. When these are installed, call for inspection.

PLUMBING SEWER: The building sewer for the structure to the point of termination will be inspected after pipe is laid and test applied to system.

WATER SERVICE: The potable water service must be inspected before cover is applied.

POST & BEAM MECHANICAL: Crawl space area, duct work, and plenums are installed, inspected, and approved before post and beam framing inspection is requested.

POST & BEAM PLUMBING: Crawl space area plumbing systems are installed, inspected, and approved before post and beam framing inspection is requested.

POST & BEAM FRAMING: Crawl space areas require inspection before decking is installed. The crawl space plumbing and mechanical system must be in place, inspected, and approved before post and beam inspection. When the crawl space area is more than 4 feet in height, the permittee may request to forgo all post and beam inspections and continue with construction.

ROUGH COVER ELECTRICAL: Call for electrical inspection when the in-wall wiring is completed. **NOTE: All Electrical inspections are through Clackamas County at 503-742-4720.**

LIMITED ENERGY: Call for limited energy when the in-wall low voltage wiring is complete. This inspection should be performed along with the rough electrical inspection.

GROUND WORK PLUMBING: Plumbing systems which are installed under concrete areas must be tested, inspected, and approved before concrete is placed.

ROUGH IN PLUMBING: When all plumbing which is to be concealed is installed, it must be tested, inspected, and approved.

GAS TEST: Gas pipe and test is most often inspected with the mechanical rough in. It can be performed later if the pipe is visible. After installing the pipe and applying an air test with a gauge, call for an inspection.

ROUGH IN MECHANICAL: When all mechanical systems which are to be concealed are installed, an inspection and approval must be requested.

INTERIOR & EXTERIOR SHEAR WALLS: Some dwellings are designed with brace panels and interior shear walls. Some are designed with exterior shear walls and panels and some are designed with both. In either case, they need to be inspected before they are covered.

FIREPLACE: This inspection should be requested while the mason is working on the fireplace, because many of the installation requirements are not visible after installation.

MASONRY VENEER: Inspection of veneer should also be done while the mason is installing. The reinforcement and fastenings are not visible after installation is complete.

FLAT WORK: Basement: After forms, insulation, and vapor barriers are in place, call for inspection. **Garage:** After forms and protection post for furnace and water heater are in place, clear an area around plenum; complete compaction and call for inspection. **Driveway:** Call for inspection after forms are set. **Sidewalk & Approach:** Call for inspection after forms are set. The setup must meet the City of Milwaukee right-of-way engineering standards.

FRAMING: This is considered one of the most important inspections during the process. Every structural detail will be examined for compliance with codes and approved plans. This inspection can be performed only upon completion of the following inspections: rough cover electrical, rough in plumbing, rough in mechanical, interior shear wall and hold downs.

MOISTURE CONTENT ACKNOWLEDGEMENT FORM: After the framing inspection and prior to the installation of interior finishes, verify that all moisture sensitive wood framing members have a moisture content of not greater than 19% of the weight of the wood. (See Moisture Content Acknowledgement Form)

INSULATION: When framing is completed and approved, the wall insulation can be installed and inspected. The attic and under-floor insulation will be inspected during final inspection.

SHOWER PAN: This will usually be installed by the tile contractor and only applies when a tile mudset shower basin is installed. The inspection should be requested when the sub pan has been installed and is under test.

RAIN DRAIN PERIMETER: This will include all rain drain systems around the building perimeter. Call for inspection when installation is complete.

It is best to call for all the final inspections on the same day, however, they can be done separately as needs dictate. As with all permits, please call for inspections only after the work has been completed.

FINAL INSPECTIONS:

HIGH-EFFICIENCY INTERIOR LIGHTING SYSTEMS Prior to final inspection, form verifying a minimum of fifty percent of the permanently installed lighting fixtures are compact or linear fluorescent, or a minimum efficacy of 40 lumen per input watt, must be signed and returned to building department.

MECHANICAL FINAL: To be performed when all piping, vents and systems are complete and operational.

ELECTRICAL FINAL: To be performed when lights, outlets and fixtures are installed and operate properly. Call Clackamas County at 503-742-4720.

PLUMBING FINAL: To be performed when fixtures are installed, finished and operate properly.

BUILDING FINAL: To be performed when components inside and out are complete and all applicable inspections are approved. Or, when the entire project is done, call for all final inspections at the same time.

Contact Information

WEB SITE www.cityofmilwaukie.or.us

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BUILDING OFFICIAL - TOM LARSEN larsent@ci.milwaukie.or.us or 503-786-7611

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