

**CLEAR CREEK COUNTY
BUILDING INSPECTION REQUIREMENTS
FOR RESIDENTIAL CONSTRUCTION PROJECTS**

Prior to calling for any inspections, please note the following requirements:

1. A MINIMUM OF 24 HOUR NOTICE MUST BE GIVEN FOR INSPECTIONS.
2. THE ASSIGNED PERMANENT ADDRESS MUST BE POSTED AND CLEARLY VISIBLE FROM THE ROAD.
3. INSPECTIONS WILL NOT BE SIGNED OFF IF APPROVED PLANS AND FIELD INSPECTION CARD ARE NOT ON SITE AND ACCESSIBLE TO THE INSPECTOR.
4. EACH PHASE OF THE INSPECTION PROCESS MUST BE APPROVED AND SIGNED OFF BY THE INSPECTOR BEFORE YOU MAY PROCEED TO THE NEXT STEP.
5. BE READY FOR YOUR INSPECTIONS OR THERE MAY BE A CHARGE FOR REINSPECTION.
6. THE GENERAL CONTRACTOR MUST PROVIDE INSPECTION REQUIREMENTS AND PROCEDURES TO THE SUBCONTRACTORS AND IS RESPONSIBLE FOR COORDINATING THE INSPECTION REQUESTS, I.E. CALLING FOR ALL THE ROUGH INSPECTIONS AT ONE TIME.

REQUIRED BUILDING INSPECTIONS

The following inspection stages are required by the *International Residential Code* and Clear Creek County Building Department:

1. **Footing** must have rebar in place, but no concrete poured
2. **Grounding Electrode** required at both the Footing and the Foundation Inspections
3. **Foundation** must have rebar in place, but no concrete poured
4. **Deck Piers** must have any required rebar in place, but no concrete poured
5. **Perimeter Foundation Drain** must have all gravel and piping in place, prior to backfill
6. **Foundation Damp-proofing** inspect prior to backfill

You have the option of having the above inspections be performed by the Licensed Engineer or Architect for the project or you may request the inspections from the Building Inspector. If inspected by the Engineer or Architect, the optional Foundation Compliance form provided by this Department must be completed and submitted to the Building Department.

7. **Foundation Insulation** inspect prior to pouring of slab

When scheduling inspections with the County, if possible, please schedule inspections 5, 6, and 7 at the same time.

8. **Underground Plumbing** water test or air test of 5# required on DWV
9. **Shower Pans** have water test in liner
10. **In-floor Radiant Heat Tubing** requires 100# test.
11. **Rough Plumbing** test of 60# required on water lines, 15# on gas lines and 5# on DWV. The field card must be signed by the Plumber with license number and expiration date of license before the Building Inspector will approve the inspection.
12. **Gas Line** 15# pressure required on gas line
13. **Fireplace** all gas fireplace appliances need outside shutoff.
14. **Rough Heating** when LPG appliances are installed in basement or pit a daylighted drain or gas detector with shut off is required.
15. **Rough Electric** is permitted and inspected by State Electrical Inspector - 303-894-2300. Please have the field card signed by the inspector or a copy of his inspection report.
16. **Braced Wall Construction** inspection to be done when all required strapping, nailing and hold-downs are installed.
17. **Mid Roof** required for all roofs when the roof is at least 10 percent but not more than 25 percent completed. For roofs with Class A rated assemblies, the mid-roof is required prior to application of the final roof covering; i.e. when Densdek is installed.

18. **Exterior Building Wrap** inspection to be done prior to the window installation and after Building Wrap is installed.
19. **Framing** must have truss manufacturer's specifications on site.

If possible, please schedule rough plumbing, rough heating and framing at the same time. If it is not possible all roughs including electrical need to be approved prior the framing inspection.

20. **Fenestration** can be done at Framing, please leave all energy code information labeling on the windows and doors.
21. **Insulation** have installers certificate on site
22. **Drywall Nail** must not begin mudding and taping of joints until inspection has been approved
23. **Final Electric** (performed by State Electrical Inspector – 303- 894-2300)
24. **Final Plumbing** must have hot and cold running water.
25. **Heating** furnace, boiler and water heater must all be operating.
26. **Building** everything must be completed and site cleaned.

Must have all final approvals for Driveway, Defensible Space, ISDS (Septic), Electric and any other Land Use Department's requirement, prior to the final building inspections and issuance of Certificate of Occupancy

Additional inspections may be required and these will be discussed during our review of your plans or at the time we are issuing your building permit to you.

All construction and required inspections must be completed within two years of the date of issue or your permit will expire. If the project cannot be completed within that time frame, you may be eligible for an extension of an additional 180 days, provided the permit has not already expired and a letter explaining the delay and requesting the extension is submitted. *THE INTERNATIONAL RESIDENTIAL CODE* allows only one extension to be granted.

PROCEDURES TO REQUEST A BUILDING INSPECTION

In order to manage the inspection requests for all of our open permits, we must ask that you follow the established procedures whenever possible. Because of the limited number of inspectors and the size of the territory that is covered, we are not able to set the time of the inspections.

Building inspections are performed Mondays thru Thursdays. Inspections may be requested either by phone or online and must be requested by 4:30 pm on a working day, in order to be scheduled on the following inspection day. We will make every effort to perform the requested inspection on the date requested, however there may be circumstances where that is not possible and you will be called to reschedule when this occurs.

BY PHONE:

BUILDING INSPECTION LINE PHONE NUMBERS: 303-679-2300 Ext 725
303-569-3251 Ext 725

Please speak clearly and leave the following information:

- Name and Phone Number of Contractor or Person Requesting Inspection
- Building Permit Number
- Property Address
- Type of Inspection Being Requested
- Any further information, i.e. special instructions, lock box or gate combination, requested date for the inspection, if other than the next inspection day, or other special message can be left on the inspection line by just continuing to speak)

PLEASE BE PREPARED WITH THE REQUIRED INFORMATION BEFORE YOU CALL.

ONLINE:

Clear Creek County Website: www.co.clear-creek.co.us

Link on Home Page: Land Use Permit Search

After locating the permit, choose the “inspection Request” tab and enter the required information. The “Remarks” box should be used for any additional information we would need to perform the inspection; i.e. lock box or gate combination or time constraints that will affect the inspection scheduling. Your confirmation that the inspection has been scheduled will be the email reply.