

FORM #809

**INFORMATIONAL
SHEET**



**INSPECTIONS REQUIRED
Detached Garages
&
Accessory Structures**

Pottawattamie County
Planning & Development Department
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Council Bluffs, IA 51501
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INSPECTIONS REQUIRED

DETACHED GARAGES & ACCESSORY STRUCTURES

POST THE BUILDING PERMIT PLACARD SO IT IS VISIBLE FROM THE ROAD BEFORE STARTING CONSTRUCTION.

Each phase of construction listed below shall comply with Pottawattamie County Codes and **shall pass inspection before work proceeds.** The Jobsite Copy of the Approved Plans and Building Permit Inspection Record shall be on site during inspection. **It is the responsibility of the permit holder or their agent to call for inspections and to provide access to the property and structure for inspection.** At least *8 Working Hours Notice* is required prior to inspection.

Concrete Foundation	Inspection is required after all excavating is completed; forms and rebar are in place and <u>before concrete is poured</u> . This would apply also to floating slab (thickened edge), post, pier, trench, spread, pad and other footings when concrete is going to be poured.
Pole Foundation	For pole buildings, inspection is required after postholes are drilling or excavated and before placing concrete in hole.
Rough -In	Electrical/Mechanical/Gas Piping/Plumbing Inspections are required for any electrical service, electrical wiring, heating, cooling, ventilation, gas piping, PEX piping, or plumbing work associated with the accessory building before covering or concealment, and before connection to any utilities. Water test required on plumbing drain, waste, and vent piping. Air test is required on gas piping. These tests must be verified by the Building Inspector.
Framing	Inspections are required after all framing is completed, after any of the above applicable rough-in inspections have been approved, and before insulation, gypsum board, or any covering has been installed. If possible, coordinate rough-in inspections for one trip.
Final Inspection	Inspection is required after all phases of construction are completed. Framing Inspection and Final Inspection can occur on the same trip provided the all of the framing can be inspected from the inside of the building, which means there are no finish materials such as drywall, plywood or similar materials installed on the walls on the inside.

APPROVED FINAL INSPECTION AND A *CERTIFICATE OF COMPLETION* ISSUED BY THIS DEPARTMENT ARE REQUIRED BEFORE USING OR OCCUPYING THE ACCESSORY BUILDING.