

FORM #809

**INFORMATIONAL
SHEET**



**INSPECTIONS REQUIRED
NEW CONSTRUCTION &
ADDITIONS**

(Or Other Work As Applicable)

Pottawattamie County
Planning & Development Department
223 South 6th Street
Council Bluffs, IA 51501
712-328-5847
www.pottcounty.com



INSPECTIONS REQUIRED

NEW CONSTRUCTION & ADDITIONS

(Or Other Work As Applicable)

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 eight (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 before concrete is poured. This would apply also to floating slab (thickened edge), post, pier, trench, spread, pad and other footings when concrete is going to be poured.
Ground Work	Inspection is required for ALL underground or under slab plumbing, PEX tubing, HVAC, or electrical work before covering, backfilling or pouring concrete. Plumbing drain, waste and vent (DWV) lines/plumbing must be pressure tested; water test with 10' head pressure required on all DWV lines/plumbing system OR air test with 5 psi for minimum of 20 minutes. Pressure test on ALL water lines/plumbing underground or in-slab with required air (minimum of 80 psi) for minimum of 20 minutes. These tests must be verified by the Building Inspector at time of inspection.
Utilities	Inspection is required for all temporary and permanent electrical services before they can be connected to the utility.
Exterior Sheathing & Roof Decking	Inspection is required before covering with exterior weather or water proofing materials. Roof decking and exterior sheathing shall be installed with the code minimum standards and along with the required structural fasteners.
Rough –In	<u>Plumbing</u> Inspection is required before installing insulation, gypsum board, or any covering of all plumbing work. DWV pressure test is required; water test with 10' head pressure required on DWV system OR air pressure test with 5 psi for minimum of 20 minutes. Pressure test on all water lines/plumbing with water test or air (minimum of 80 psi) required for minimum of 20 minutes. These pressure tests must be verified by the Building Inspector at time of inspection. <u>Mechanical and Electrical</u> Inspection is required before insulation, gypsum board, or any covering has been installed. <u>Gas piping</u> Inspection is required before gas piping is covered or concealed. Air test of 10 psi for 15 minutes is required on all gas piping. This test must be verified by the Building Inspector. <u>Framing</u> Inspection is after all framing is complete, 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 complete and prior to the building being occupied. Septic and Well Certificates of Compliance where applicable, as well as a Certificate of Occupancy are required in order for building to be occupied.

THE BUILDING OR ADDITION SHALL NOT BE OCCUPIED UNTIL FINAL INSPECTION AND A *CERTIFICATE OF OCCUPANCY* HAS BEEN ISSUED BY THIS DEPARTMENT.