

Park City Inspection Guide

*****Please keep in mind, this is a guide to help you better understand our inspection process. This is not a complete list and may vary depending on your scope, location and construction methods used*****

L.O.D.

- The L.O.D. inspection will need to be approved prior to permit issuance.

Footings

- Prior to the footing inspection, a geotech report evaluating the excavation and soil is required. This is a separate inspection performed by a geotechnical engineer once the excavation is complete. A test pit report will not be accepted.
- Vertical bars are required to be tied into the footing. No wet stabbing is allowed per code.

Foundation

- A top of footing survey needs to be completed and on site for the foundation inspection. The acceptable survey form can be found online at www.parkcity.org.
- The UFER ground will need to be tied into the footing/foundation rebar.

Sub-Rough Plumbing/Mechanical

- Plumbing must be tested under 5ft column of **water pressure only**. (Between the dates of Nov. 1st and May 1st we will consider air test depending on the freezing temperatures.) If for some reason water is not available please contact an inspector to work through your options.
- Mechanical ducting should have all seams sealed.

Ext./Int. Shear Wall

- This is a separate inspection from 4-way and Roof framing. (Can include roof sheathing.)
- If the plans call for any shear wall special inspections, the special inspection must be completed prior to the city shear wall inspection. The special inspection report needs to be onsite for our review.
- Window/door flashing should not be installed prior to passing the exterior shear wall inspection.

Dry-in/Exterior Weather Barrier

- Park City requires roof sheathing nailing inspection prior to the roof dry-in inspection.
- The drip edge needs to be installed for the roof dry in inspection.
- All seams and penetrations must be taped for the weather barrier inspection.
- Window flashing shall be inspected prior to the weather barrier inspection.
- For window replacement inspections, the window flashing needs to be inspected before trim is installed for the final inspection.

Roof Framing

- Top plate up.
- Truss packages (both roof and floor) are required to have three stamps: The engineer from the truss manufacturer, the engineer of record and be approved by Park City. Please make sure that all stamped documents are on site for the inspection.

Building 4-Way (Framing, Plumbing, Mechanical, Electrical)

- Top plate down. (Scheduled separately from top plate up)
- Floor plans will be verified at this stage. Please make sure floorplans match approved plans or have redlines for inspection.

Planning 4-Way

- Elevations will be verified. Please make sure elevations match approved plans or have redlines for inspection. i.e. window changes (size and location), siding, stone, etc.
- Verify mechanical equipment location.
- Verify retaining wall location and sizes.

Fire Sprinkler Layout

- This inspection is performed by the Fire Marshal. This inspection must be completed and passed before any insulation is installed. (unless directed otherwise by inspector)

Gas Turn On

- Can be included in the 4-way inspection.
- The gas line must be under pressure – min. 2.5 times the working pressure.

- The gas schematic and Park City Gas Form must be filled out prior to inspection and should be on site for inspector to verify. Please provide the inspector with a copy for the file.
- We send gas meter clearances the same day as the inspection approval.

Radiant Tube Inspection

- Approved radiant heat loss calculations should be on site.
- The system should be under pressure at 100 psi.
- Driveway slope should be less than 14% - Driveway widths within the Historic District may not exceed 12 ft. all other driveway widths may not exceed 27 ft.

Power to Panel

- At least one GFCI should be installed in the house.
- The ground/UFER should be visible.
- A power meter clearance the same day as the inspection approval.

***All of these inspections should be completed and passed before any insulation is installed. (Unless directed otherwise by inspector)

Insulation

- Closed cell foam insulation (if applicable) is a separate inspection from blown-in/batt insulation. Inspectors WILL NOT enter a house where spray foam is being installed. The home should be ventilated for at least 24 hours prior to inspection.
- An insulation certificate needs to be filled out by the installer prior to the insulation inspection. This form can be found at www.parkcity.org.

Drywall/Denshield

- No mudding or taping until the inspection is approved.
- Fire separations must be met.

Showerpan

- Pans should be filled with water prior to a shower pan inspection. The pans will be drained during inspection.
- There should be no pooling once the shower pan has fully drained. Weep holes should not be sealed.

Building Final inspection – Refer to your final memo for a list of common violations.

- Fire sprinkler flow tests shall be called in as a separate inspection.
- Both the planning and engineering departments have final inspection requirements. These inspections will be scheduled once the building final inspection is complete.

Planning Final Inspection – Refer to your final memo for a list of common violations.

- Please make sure that elevations, landscape, retaining walls, mechanical equipment and all other LMC related items match approved plans.

Engineering Final Inspection – Refer to your final memo for a list of common violations.

- Driveway and work in the Right of Way.

*****If you have any questions about inspection policies/procedures, please feel free to call an inspector or the front counter at 435-615-5100. For example: questions about time frames, site visits, required documents, etc.**