

Building Department Inspection Policies

Building Inspections can be scheduled prior to 7:00 A.M. the day of inspection.

Approved plans, inspection card and site address shall be posted and on site for all inspections. Please read the red lines and plan notes on the approved plans. These include detailed inspection requirements for log grading, fireplace chase, BPA phase II fireplaces, safety glazing, egress, stair, energy efficiency and other code amendments.

Time requests- You may request AM or PM inspections for **concrete pours only**. We will do the best we can to accommodate time requests with priority time requests going to concrete pours.

Call-aheads- You may leave a request to be called ahead (30 min prior) in the "Notes" section when scheduling your inspection.

Job site access- The contractor is responsible to provide job access. Please leave access information when you schedule your inspection on eTRAK.iT. DO NOT leave lock box codes or garage codes on eTRAKiT, as it is accessible to the public. Call 970-668-3170 with access information that requires a code.

Soils reports- If a soils report is required, it shall be submitted at the building department for review prior to scheduling the footing inspection. The soils report can either be brought to the office with the red-lined plans or sent to soils@summitcountyco.gov, please include the address and permit number if sending through email.

Plan changes- All plan changes shall be submitted and approved in our office prior to scheduling inspections. **The inspectors are unable to accept or review plan changes** on site.

Footing/Piers- all footing and piers shall be scheduled for inspection and approved by SCBD prior to placing concrete. **All structural concrete and interior slabs placed without approval shall be removed.** Piers and pilasters are considered as footings and should be scheduled as a footing/piers inspection.

Erosion Control- Erosion control inspections will automatically be added by the building inspector at your footing inspection. If the inspection is not approved, the reinspection will automatically be added at the foundation wall inspection. If the erosion control reinspection fails at the foundation wall inspection, the foundation wall inspection will be cancelled and no further inspections will be allowed until erosion control is approved.

Setback ILC- If required, an ILC shall be submitted and approved by the *Summit County Planning Department* prior to scheduling the foundation wall inspection. Email your ILC to ILC@summitcountyco.gov. If not approved, foundation wall inspections will be cancelled. All ILC's for the Towns of Silverthorne, Dillon and Montezuma must be submitted to those Planning Departments.

Foundation drains - are only required to be inspected in the town of Silverthorne.

Foundation damp proofing- are only required to be inspected in the town of Silverthorne. These shall be scheduled and approved prior to installing foundation insulation.

Foundation insulation- When required as part of the thermal envelope design, the foundation insulation shall be installed per the approved plans, and inspected and approved prior to backfill.

Underground plumbing and electrical- All underground plumbing and electrical inspections shall be inspected and approved prior to scheduling slab inspections.

Slab inspections- All interior slabs shall be inspected and approved by SCBD prior to placing concrete. If hydronic heat is installed, the rough mechanical inspection shall be scheduled for the same day. Slab insulation and radon are automatically inspected with the slab inspections. If spray foam is installed, the ICC evaluation report for the foam and the installer's insulation certificate shall be on site for the inspection.

Rough inspections- all rough *electrical, gas pipe, plumbing, mechanical and fireplaces* shall be approved prior to or scheduled the same day as the full framing inspection.

Height ILC's - shall be submitted to the Planning Department and approved prior to scheduling the full framing inspection. Email your ILC to SIILC@summitcountyco.gov All ILC's for the Towns of Silverthorne, Dillon and Montezuma must be submitted to those Planning Departments.

Partial framing- Partial framing inspection may be scheduled for exterior roof, cantilevers, shear walls, inaccessible areas and exterior tie downs prior to concealing. Please leave details in the "notes" section of eTRAKiT if you are scheduling a partial framing.

Full framing- all plan changes and roughs shall be approved prior to scheduling a full framing inspection. If trusses are installed, the engineer-stamped truss details shall be on site for the inspection.

Insulation- Inspection is required. If insulation is not labeled, the R-value and details shall be provided by the installer on the required insulation certificate per note 122, and shall be on site for inspection. If spray foam is installed, the ICC evaluation reports shall also be on site for inspection.

Drywall- an inspection shall be scheduled and approved prior to tape and mud.

Fireplace Chase Drywall- shall be taped and mudded for inspection.

Final inspections- Final building, plumbing, mechanical and fireplaces shall all be scheduled on the same day.

Final Electricals are encouraged to be scheduled with all finals, but may be scheduled separately.

Final Grading and Exterior Lighting inspections will be added automatically at the final building inspection for residential projects.

Certificates of Occupancy or Completion: Your permit is not closed until the Certificate is issued.

DISCLAIMER: This is a general list of inspections. If you have any questions pertaining to inspection/plan change protocol, please call our main office at 970-668-3170 and they will direct you to someone that can answer your questions.