



113 4th Street East—2nd Floor
Williston, North Dakota 58801 (701) 577-8115

Standard Inspections

Building plans have been reviewed by the Building Department to determine compliance with the North Dakota State Building Code and the City of Williston Code of Ordinances. The submitted plans have been marked to inform you of noncompliance items. It is your responsibility to see that any corrections required by the codes are implemented during the construction of your building. Should you desire to change or revise any item indicated on the approved plans, you must receive prior approval from the Building Department. The approved plans you have received are required to be on the job site from the beginning of construction until the building has been completed and all final inspections have been made.

STANDARD BUILDING INSPECTIONS –

(not all of the inspections listed here will be applicable to every project.)

FOUNDATION – inspection prior to any placement of concrete

- ◆ Setbacks – check location of foundation or structure with relation to lot lines setback and/or easements and approved site plan. Please have a string line in place prior to inspection so the inspector can properly verify.
- ◆ Footing – excavation, form placement and rebar placement
- ◆ Foundation Wall – form and rebar placement
- ◆ Masonry Wall – includes type of mortar, installation of dura-wire and/or wall ties between units or as a preparation for (later) installation of masonry veneer, installation of lintels over openings, maximum lifts or rows of units for grout pours, vertical rebar in grouted cell courses and horizontal rebar in bond beam courses.
- ◆ Slab/Floor – Reinforcing steel mesh or rebar, vapor barrier, insulation and hydronic piping (if applicable)
- ◆ Damproofing/Foundation Drainage – full height foundation walls must be inspected. Bracing and/or floor frame, drain tile, waterproofing and/or damproofing and any proposed exterior insulation material shall be in place at time of inspection.

FRAMING - *prior to calling for a framing inspection, all rough plumbing and heating work must be inspected and approved and electrical must be in place. City approved plans must be on site. Engineer approved and signed shop drawings for all roof/floor trusses, girders and hanger specs must be on site. All framing, fire blocking materials and bracing are in place.

- ◆ Water Resistive Barrier/Housewrap – prior to installing any soffits or siding.
- ◆ Framing Rough In
- ◆ Acoustical Ceiling Grid systems – includes attachment of wall angle and grid/wire installation plus installation of lights, registers, diffusers, etc. within the grid.

- ◆ Above Ceiling Inspections – includes electrical, mechanical and plumbing components above the suspended ceiling system.
- ◆ Fire and Smoke Resistant Rated Construction and Penetrations – includes fire and/or smoke dampers, duct detectors and access openings and proper labeling of rated walls above the level of suspended ceiling systems.
- ◆ Roofing – (commercial projects)
 - Built up roof insulation/sheathing/decking
 - Access ladders and hatchways (and guards where required)
 - Final

INSULATION – framing work must be inspected and approved prior to installation of insulation.

- ◆ Insulation and vapor retarder in place and completed. Seal around all penetrations of the vapor retarder.
- ◆ Insulation is protected from the weather, e.g. roofing materials, doors and windows are installed.
- ◆ Foundation or Slab
- ◆ Walls, Roof and Ceiling
- ◆ Attic

FINAL INSPECTION – may only be performed after or simultaneously with electrical, mechanical, and plumbing final inspection and when applicable, Fire Department inspection/certification of fire suppression system.

- ◆ Final Inspection Checklist
 - Any outstanding/unresolved deficiencies from previous inspections must be corrected
 - Address numeral installed on building visible from street. Four (4) inches minimum height.
 - Final exterior finish, trim, windows, siding, paint
 - Exterior doors, stairs, landing guards, handrails
 - Illumination of egress doors
 - Final grading, landscaping, hard surfacing of parking areas/driveways, public sidewalks installed
 - Parking areas paving, striping and ADA signage (commercial projects)
 - Smoke and/or carbon monoxide detectors
 - Interior fit and finish, including ADA signage (commercial projects)
 - Hot water
 - Furnaces/exhaust fans and AC units (connected and functioning)
 - Dryer ducts/connectors
 - Crawl space access and vapor barrier plus lighting
 - Attic access, insulation and lighting
 - Energy Efficiency Certificate (residential projects)
 - HVAC System Narrative, Operations manual and balance report (commercial projects)

STANDARD PLUMBING INSPECTIONS (not always done in this specific order)

- ◆ Underground/Under Slab Inspections – within structure before concealment by concrete or other floor finish systems. Checking for proper materials, bedding in trench, depth below slab and sleeving where pipe exits slab.
- ◆ Rough In/Top Out – before piping is concealed within walls, floors and ceilings. Includes water or air pressure test of drainage, waste and vent and water distribution piping. Check for minimum fixtures, correct materials, sizing and sloping of pipe, placement/fixture clearances.
- ◆ Fixtures – checking minimum required number, clearances and function (commercial projects) partially checked during rough-in inspection.
- ◆ Radiant Heat Piping/Hydronic Piping – may be done as part of Mechanical Inspections
- ◆ Gas Piping – Installation and pressure test (may be done as part of mechanical inspections)
- ◆ Grease and Sand Traps or Separators – check for size, access for maintenance, function, effluent discharge – collection location.
- ◆ Back flow prevention – drainage back flow prevention (flapper) valves. RPZ's, anti-siphon, check valves, vacuum breakers.
- ◆ Water Heaters/Boilers

STANDARD HVAC INSPECTIONS - *multiple inspections may be necessary to cover all of the listed areas in larger projects.

- ◆ Rough In – inspection after roof, framing, fire-blocking and bracing are in place components to be concealed are complete but prior to the installation of wall or ceiling membranes. (Includes ductwork, and rough openings for supply or returns, installation and structural support of machinery and installation of piping within or through walls, floors, ceilings or membranes and on roofs)
- ◆ Combustion Air – in accordance with IMC or IFGC or Manufacturer's Installation instructions. May require special ducts or wall openings to admit air from the outside or from adjacent rooms.
- ◆ Fire or Smoke Dampers and/or smoke detectors (in duct) – intended to check for presence of required dampers, proper installation within rated openings and penetration fire-stopping, check for labeling and for useable access doors/latches.
- ◆ Appliance Vent/Chimney –
 - check for correct materials/types of vents
 - check length, height and size (diameter) of vents
 - check fire-stopping at top of chimney chases (for manufactured appliances installed within chases which penetrate or communicate with other spaces above)
- ◆ Gas Piping – includes:
 - Pressure test
 - Piping Installation
 - Type of materials
 - Support of piping
 - Labeling of pipe (where applicable)
 - Concealed piping issues
 - Connections to appliances

Gas Piping cont.

- Location of shut-off valves
- Venting of regulator valves
- ◆ Fixtures/Appliances – Issues:
 - Specific unit approved for use/or environment? (e.g. ventless gas heater not allowed in a sleeping room)
 - Installation IAW manufacturer's written instruction includes clearance, combustion air, condensate piping
 - Furnaces
 - Unit Heaters
 - Condenser Units
 - Exhaust Fans
 - Boilers
 - Hood Systems and related ducts
 - Fire and/or smoke dampers (see above)
 - Duct (smoke) detectors
 - Final Inspection