

RBD Inspection Guide

Various Types and Sequence of Inspections Contractors Need to Have Approved – This List is Complete, but the Project/ Scope of Work May not Require that All Inspections be Performed. Each Discipline (Building, Electrical, Heating and Plumbing) will have its own separate inspector

Building

BSP - Special items such as: T-Ply, deck frame, 1 hour wall, etc. -
BFT - footings or caissons
BFD - peripheral drain, perimeter drain, water proof and drain.
BFR - frame
BLA - lath
BFN - foundation
B= - final

Electrical

ESL - inside under slab (below grade)
ES - service
ER - rough
EUG - underground
E= - final

Mechanical

HRR - residential rough
HD - duct
HV - vent
HO - outside gas line (below grade)
HI - inside/ outside gas line (above grade)
HWP - hot or chilled water piping
HRP - refrigeration piping
H= - final

Plumbing

PB - base or underground (below grade)
PTO - rough in or top-out (above grade)
PRD - roof drain
PWO - outside potable water (below grade)
P= - final

Footings: When regular continuous footings are used, call for an inspection when footings are excavated, neat, clean, and dry and forms are in place, level, braced and reinforcing bar is in place and tied. Reinforcing bar must be suspended in place a minimum of three inches above the soil. If footings are on fill, you must have a compaction report by an engineer on job site at time of inspection.

Footings - Caissons: When the soils engineer requires that the foundation be supported by caissons, call for inspection when you start drilling and again when you are ready to pour. Drilling and pouring may proceed simultaneously.

Foundations: When the forms are in place, level, braced and when reinforcing steel is in place and secured. Required void material must be installed.

Peripheral Drains: If a peripheral drain is required by the soils engineer, the drain must be inspected. Call for an inspection prior to backfilling the foundation and when pipe, rock, filter paper and sand are installed.

Plumbing Base: When the base is in place and under test, before backfilling and before the floor is poured (if slab on grade or basement type structure. Note: outside water line must be inspected before the trench is backfilled.

Plumbing Top-Out: When all drain, waste, vent and water supply lines are in place and under test.

Roof Drain: This inspection is made after the roof drainage system piping is in place, but not yet concealed.

Electric Rough: When all concealed cable is installed, all boxes set, all mud rings installed, all connections made up and all bonding and grounding connections are made. In cases where underground wiring is installed, it must be inspected prior to covering.

Electrical Service: All of the wiring needed to bring electrical use in the house including the breaker panel.

Electrical Slab: All of the wiring buried underground inside the building

Electrical Underground: All wiring is buried in the ground both inside and outside the building.

Heating Residential Rough: Residential Rough when all gas appliances vents as well as all supply, return and exhaust systems are in place. (single family dwellings, townhouses and duplexes)

Gas Piping: When all gas piping is in place, secured and has had ten pounds of air pressure for 24 hours prior to inspection (applied to all gas piping on the house side of the gas meter).

Heating Vent: This inspection is made after the vent is installed and before it is concealed.

Construction Meter: This inspection enables the gas meter to be set prior to the final inspection.

Outside Gas: This inspection is made after all exterior (below grade) gas piping has been installed and is under test, but before it is backfilled.

Heating Duct: This inspection is made on all occupancies except R-3 (single family, duplexes and townhouses) after the ductwork is in place and before it is concealed.

NOTE: any or all of the above inspections may be requested on any given work day if they are ready.

Framing: After the appropriate preceding listed inspections [Heating Duct/ Vent; Outside/ Inside Gas Piping; Electrical Slab/ Underground; Electrical Service; Electric Rough; Roof Drain; Plumbing Base; Plumbing Top-Out], depending on the scope of work, have been approved - roof, windows, doors, all blocking, bracing, exterior wall sheathing, stairs, chimneys and fireplaces are in place.

Lath: When ready for the application of stucco (ideally this would be ready at time of frame inspection.) Checking the wire and the lap boards.

Bond Beam: Checking the rebar in a block wall.

Specials: Special items such as: 1 hour wall construction, etc.

Final Inspections:

Electrical Final - When all electrical work is done, all devices installed, fixtures hung and building is ready for occupancy.

Plumbing Final - When all plumbing work is completed and fixtures are in place and water is supplied to the house.

Heating Final - When all appliances are gas piped, wired, vented and the thermostat is in place.

NOTE: You may call the final inspections listed above in whatever order they are ready.

Building Final [Last of all inspections] - When building is ready for occupancy and the above inspections are approved, as well as other applicable outside agencies - including, but not limited to Fire; Zoning; Utilities; Engineering, Health Department and water meter is set.

NOTE: BUILDINGS MAY NOT BE OCCUPIED OR USED PRIOR TO A BUILDING FINAL INSPECTION BEING COMPLETED OR A TEMPORARY CERTIFICATE OF OCCUPANCY IS ISSUED.

For additional information/ clarification, please contact:

Pikes Peak Regional Building Department

2880 International Circle Colorado Springs, Colorado 80910

Telephone: (719) 327-2880

Main Lobby hours are 7:30 am to 4:30 pm MDT M-F

Department	Hours
Inspectors	7:30 am until 8:30 am
Construction Plan Check	9:00 am until 11:45am and 1:00 pm until 3:45 pm
Mechanical/ Electrical/ Plumbing Plan Check	9:00 am until 11:45am and 1:00 pm until 3:45 pm
Permits	7:30 am until 4:15 pm
Licensing	7:30 am until 4:00 pm
Enumerations/ Floodplain	9:00 am until 11:45am and 1:00 pm until 3:45 pm

These hours may vary at times due to special circumstances. Please call (719) 327-2880 to confirm.

