

City Of Lincoln Inspection Notice

RE: To clarify and assist the contractor and owners on the Inspection request process for **all** residential dwellings units within the City of Lincoln's jurisdiction. This process is needed to help prevent any unnecessary inspections requests and hopefully prevent any unnecessary re-inspection fees.

Required inspections and expected elements completed at time of the inspection.

- 1) **Foundation Inspection:** Approved plans, plot plan and permit card at the site. All foundation forms set. All foundation steel set except for those steel items allowed to be wet set during the foundation pour by the field construction team. Property lines established by a string line, chalked lines or existing fence lines for reference points. All interior underground water and waste water lines set and on test. All electrical grounding bars are in-place and can be attached to the bottom footing reinforcement bar.
- 2) **Exterior underground Inspection:** All exterior water and waste water lines set and on test.
- 3) **Slab & Electrical Meter release inspection:** - All slab steel and foundation hardware in-place. If the electrical panel is securely set, grounded and the temporary GFCI protected service outlet in a weather proof outlet box with bubble cover is established then a electrical meter sign off will occur.
- 4) **Shear wall inspection:** A **total** structural inspection, both interior and exterior walls. City approved plans are on site, and the unit is construction cleaned and can stand alone without bracing. Contractor or owner is required to provide a ladder if needed.
- 5) **Roof nail & Truss inspection:** Stamped plans are on site with stamp truss designs and calculations shall be checked. Per OSHA guidelines the Contractor or owner is required to provide a 300# class A-1 rated ladder shall be set 3' above the eve. Tied off securely. The roof should be cleared of all debris and no roofing materials shall be laid unless permission is given by the jurisdiction.
- 6) **Frame-Inspection:** All disciplines Eg: framing, electrical, plumbing, and mechanical and energy code items shall be inspected; we do not break up frame inspections. (fire department shall have signed off on rough hydro **before** we are scheduled to inspect)
- 7) **Insulation-Inspection:** All insulation shall be installed at this time (blown in insulation may be checked at final)
- 8) **Gypsum board/ Gas tag Inspection:** - Gas shall be on test and gypsum board shall be nailed/screwed and complete.
- 9) **Final Inspection:** A final inspection of all trades, collection of all required paperwork. (All routing shall be signed off **before** we are scheduled to inspect)

All of our time is valuable and with the current upswing in the construction industry everyone's schedules are paramount. No one wants to feel their time is being wasted or gambled with. If you are not ready for inspections you should know before your inspector does. If our inspection time is abused and inspections are not ready we will be issuing reinspection fees. Remember communication is the key to having a successful working relationship. We prefer to have this process move as smoothly as possible for all involved.

Thank you for your cooperation

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HELPFUL HINTS TO AVOID COMMENTS / CORRECTIONS

OR

RE-INSPECTION FEES

- 1) **Walk your house!** Ensure the project meets architects or engineers approved design and that all disciplines of the building code are at code minimum.
- 2) **Communicate.** Communication is the key to avoid wasting time/money. If something is not going according to plan, let us know ASAP.
- 3) **Revisions:** If engineering is requested by the jurisdiction it must be submitted to the city either in person or via email to the site inspector or the Building Official. (the inspection staff does not field approve revisions to engineering)

Examples of how to get re-inspection fees

- 1) Calling a frame without fire being signed off (don't gamble with the inspectors time unless you're willing to pay a re-inspection fee)
- 2) The structure is not ready for inspection, subcontractors not ready or still working. Area around or in the unit has construction debris which could cause a trip hazard or head injury.
- 3) Excessive correction comments (It is not the responsibility of the building inspector to assure your sub-contractors are doing their jobs) we will write one page of comments and then we will need to move on to our next inspection.
- 4) Repeated visits for items that have not been addressed. (If inspector is called out again and previous corrections are not fixed a re-inspection fee will be charged.)
- 5) Calling a pre-final and not being ready. (If you call a pre-final and people are still working in the house a re-inspection fee will be charged.)

These are just a few examples; ultimately re-inspection fees will be issued by the building inspector on an as needed basis.