



The City of Basehor, Kansas

Building Department Guidelines Inspection of Residential Construction Projects

All building permit applications and all pertinent information shall be given to the Building Official no less the five (5) days prior to any inspections being conducted. No inspections will be conducted prior to the five day lead time.

Prior to excavating, erosion and sediment control measures are to be installed. Adjacent lots that are finished (sod or seed) shall be protected. Storm box inlets or area inlet boxes shall be protected and kept free of silt and debris.

Footing Inspection

This entails the inspection of forms, pier pads, trenches and all reinforcing steel. The city approved plot plan and construction documents are required to be on site for this inspection. If the site conditions dictate a special design, then an engineers report is required to be onsite also.

- Footings and piers for decks not supporting a roof structure are not required to be inspected but must be installed per the code. A minimum of 36" below finished grade is required.

Erosion and Sediment Control Measures Inspection

When any inspection is requested an Erosion and Sediment Control Measures Inspection will be conducted also. The inspector will look to see that appropriate measures have been taken to protect adjacent properties and inlets. It will also be expected that the street be free of gravel and mud. **WARNING -- Inspectors can and will refuse to conduct inspections if proper measures have not been taken or the street has an excessive amount of mud and/or gravel in it.** For further information on proper sediment control measures please feel free to contact the Building Official at 913-724-1370 ext. 27.

Foundation Wall Inspection

The inspector will look at the location, size and spacing of the reinforcing steel in the walls prior to concrete placement. The city approved plot plan and construction plans are required to be onsite for this inspection. If the conditions dictate a special wall design, then an engineers report is required to also be onsite.

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Plumbing Ground Rough

This is an inspection of the under slab plumbing lines prior to the slab being poured. An air or water test is not required in one and two family dwellings.

Sewer Inspection

This inspection is conducted by the Public Works Department you may contact the Building Official at 913-724-1370 ext. 27 to request this inspection or you may call the Public Works Department at 913-724-2000.

Vapor Barrier

A 6 mil vapor retardant must be placed between the concrete floor slab and the base course of gravel. Garages and other unheated areas are exempt from this.

Structural Slab

The inspector looks at the installation, size and location of the reinforcing steel in concrete floors prior to pouring of concrete. Approved plans are required.

Fire Resistive Walls

This inspection is required for duplexes and town homes. The inspector looks at the installation of fire-rated materials including rated walls, ceilings, columns and floors. The inspector will also inspect the drywall prior to any taping or mudding.

Weather Resistive Barrier

A weather resistive barrier is required to be installed on studs or sheathing on all exterior walls where required by code. One layer of #15 asphalt felt that complies with ASTM D226 or other approved material is required. The inspector will look to see that it is installed correctly, that the material is free of holes and breaks and that the material is properly wrapped around corners.

Rough-in Inspection

This is an inspection of all trades including framing, electrical, plumbing and heating and cooling. This inspection is to be conducted prior to the installation of insulation and drywall. Approved plans must be on site in order to have the inspection conducted.

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Electrical Service

Upon approval of this inspection, city clearance for the service is forwarded to the utility company as soon as possible. If the electrical service is completed at the time of rough-in then please let the inspector know. If the rough-in fails electrical service cannot be released until rough-in passes. Electrical Service meter cans must be a minimum of five feet (5') and a maximum of five feet six inches (5'6") above finish grade and be attached to the riser conduit with a twenty-four inch (24") long slip joint coupling. All meter cans must be picked up from WESTAR ENERGY.

Gas Service

The inspector will look at all interior gas piping and ensure that the piping is holding test pressure. If the gas line passes inspection it will be released for service to the utility company as soon as possible.

- As of January 1, 2008 all flexible gas line shall be bonded per the manufacturer's specifications.
- This inspection can be called in at the time of rough-in or as a separate inspection.

Sheetrock

The inspector will check to see that cement, fiber cement or a glass mat gypsum board has been used as a backer for wall tile in tub and shower areas and walls located in showers.

- Where water resistant gypsum board (green board) is applied to ceilings, ½” gypsum is allowed where ceiling joists are spaced no more than 12” on center. 5/8” gypsum is required where ceiling joists are spaced 16” on center or more.

Final Inspection

This inspection is required before any type of occupancy can be granted. It entails a thorough inspection of all completed work both interior and exterior. In order to obtain a Certificate of Occupancy all permit conditions must be satisfied and all work must be complete. If the permitted work is not complete a Temporary Certificate of Occupancy may be granted if all life safety issues are resolved.

Disclaimer

All construction shall comply with the International Codes, Zoning Ordinances, Subdivision Regulations and other Municipal Codes as adopted and set forth by the City of Basehor and the International Code Council.