



Building Department Guidelines Inspection of Residential Construction Projects

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

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. If the site conditions dictate a special design, then an engineer's report is required to be onsite also.

Erosion and Sediment Control Measures

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.***

Foundation Wall

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 engineer's report is also required to be onsite.

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 Connection

This inspection is conducted by the Public Works Department. You may contact the Municipal Services Department at 913-724-2000.

Water Service Line

This inspection shall be done before placement of the water meter and prior to covering.

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.

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.

Rough-in

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

Electrical Service

Upon approval of this inspection, city clearance for the service is forwarded to the utility company as soon as possible.

Gas Service

The inspector will look at all interior gas piping and ensure that the piping is holding test pressure.

Insulation

This inspection will be done after the rough-in is approved.

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.

Driveway Approach and Sidewalk

This inspection is done when forms are set prior to pouring.

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. 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.