INSPECTION REQUIREMENTS FOR “AS BUILT” STRUCTURES

In order to insure all structures that have been constructed without benefit of permits or building inspections are built per the requirements of the current codes and/or ordinances, it may be necessary for the building inspector to require that an “invasive inspection” be performed. This inspection may include, but not be limited to, the following requirements:

1. Exposing parts of the footing to verify width and depth of the footings below grade. The areas to be exposed will be determined by the inspector at the time of inspection. Core drilling of footings and/or slabs may be required to determine thickness of concrete. Stem walls/foundation walls may require special testing by an approved agency to determine thickness and reinforcement. An Arizona registrant’s approval of the foundation may be required for all “as-built” habitable structures.

2. If framing members are not visible, exposing areas inside the structure to determine proper anchoring of the sill plate to the foundation and approved sill plate material. If the design of the structure mandates installation of any alternate braced wall panels with adequate hold downs, these areas shall be opened to expose the hold downs along with the required sheathing.

3. Exposing areas of the top plate to determine proper anchorage of the roof framing members and insuring an approved installation of the top plate. Insulation in the walls for habitable space meeting the code standards of the year it was constructed will need to be verified.

4. Access to the attic area to verify framing members have been installed and braced properly. If mechanical equipment has been installed in the attic, the manufacturer’s installation instructions will need to be available at the time of inspection. Proper cross ventilation of the attic space has been installed. Any wiring or plumbing piping in the attic has been properly installed and secured. Insulation meeting current codes standards of the year it was constructed for habitable space shall be installed in the attic.
Inspection Requirements for “As Built” Structures cont.:

5. If electrical wiring has been installed and trimmed with receptacles, switches or fixtures, the inspector will require that some or all of the electrical boxes be opened to insure proper grounding connection and wiring termination inside the box. This may include opening areas of the wall above the boxes to see that wiring has been properly secured inside the wall. The service panel and/or any sub-panels will be opened to verify proper wiring methods have been used.

6. If plumbing has been installed, piping for drain/waste/vent along with water piping may need to be exposed and tested. A determination shall be made by the inspector at the time of inspection. Plumbing fixtures must be properly vented through the roof or an approved air admittance valve. A two way cleanout must be installed outside the structure and connected to an approved waste system.

7. Any interior bracing requirements will need to be verified.

8. All electrical circuits will be tested and inspected to insure required number of receptacles and types of circuits have been installed including Ground Fault Circuits and Arc Fault Circuits.

9. All mechanical equipment will be inspected to verify the installation meets the code requirements along with the manufacturer’s installation instructions.

10. Grading/drainage must reflect positive flow of moisture away from the structure with no areas of ponding around the perimeter Proper clearances from finish grade to wood and finished grade to weep screed shall be verified by the Inspector.

11. Additional requirements may be needed subject to the initial inspection after the permit has been issued.