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SCHEDULE OF INSPECTIONS

BUILDING DIVISION

The approved set of plans shall be available on the job site at all times for the inspector or there will be no inspection. The work shall be inspected according to the approved plans.

1) Footings—Approved before ordering concrete.

- a) Setbacks - property lines shall be marked (A survey may be required to identify property pins locations) Topography shall match site plan and building elevations.
- b) Trenches - Clean, below frost line, step footings as needed, forms installed as needed, soil bearing compaction, rigid sleeves for piping
- c) Reinforcement - Horizontal installed in place, rebar chairs installed, verticals with bends, tied, proper laps, cold bends, correct spacing, and verticals located at special bearing points
- d) Locations of buildings for fire resistive construction and to match site plan
- e) Check building site for fills and retaining situations
- f) Ufer—Electrical ground
- g) Footings- Perimeter, interior piers, exterior piers, fireplace (masonry), retaining wall, mono pour turndowns, etc.
- h) Concrete Placement—mix, cold weather protection

2) Stem, Foundation Wall, Piers and Masonry—Approved before ordering grout.

- a) Block—Erected complete, mortar and Masonry Joints
- b) Poured Walls- Forms installed and complete
- c) Insulation location - Check location of Insulation, as per Apache County Building
- d) Reinforcement- Vertical, horizontal bond beams, proper laps, tied, correct spacing, verticals at bearing points
- e) Anchors and Straps
- f) Crawl Access and Venting
- g) Under Floor- Joist and girder clearance, debris cleared, foundations backfilled both sides
- h) Basement Walls and Above Ground Masonry- Waterproofing, drain tile, emergency exits and masonry openings, lintels, cleanouts, reinforcements, masonry walls and columns
- i) Fireplace- Reinforcement, clearances, chimney
- j) Retaining Walls- According to plans and engineering
- k) Grout Placement - Grout lifts not to exceed 6 feet
- l) Rural lots to meet private road standards

3) Under Slab—Approved before ordering concrete.

- a) Water Piping- Sleeved through slab
- b) Drain waste and vent piping- air pressure test or 10' water head test required
- c) Compaction - Under slab electrical, interior bearing footings, under slab ducts, correct fill mechanically compacted, slab and footing reinforcement, rigid sleeves for piping through footings. Compacted fill may require engineered design and soils tests.
- d) Under Slab Insulation location—**Check location of insulation, as per Apache County Building Department Detail.**

OR

Floor Framing—Approved before installing floor sheathing.

July 1, 2015

- a) Correct Sill Plate
 - b) Floor Joist Spans- size and spacing, blocking, nailing, and framing methods
 - c) Girder Size and Span
 - d) Straps and Anchors
 - e) Load bearing members
 - f) Under floor space clean of debris and foundation backfilled both sides
 - g) Log homes - Base log, log spiking requirements
- 4) **Roof Sheathing, Shear Walls and Anchorage—Approved before installing Building wrap, window flashing, air barrier and Roof Covering**—House Built According to Approved Plans – Size, Room Dimensions, Ceiling Heights, Passageways, etc.
- a) Wall Framing- Stud size and spacing, plates, headers, sheathing and bracing
 - b) Second Floor Framing- Joist spans, size and spacing, blocking, beams, head outs and chases
 - c) Fire Blocking- Soffits, stairs, walls
 - d) Roof Framing - Blocking, eaves, venting, bracing, ridge beams, fascia
 - e) Floor Sheathing -Approved flooring, panel rating and nailing, tongue and groove
 - f) Roof Sheathing - Panel rating, nailing, ply clips or blocking
 - g) Ice dam eave protection - Materials on site, roofing materials verified for "Class B" minimum
 - h) Stair Framing - Rise, run, headroom and width
 - i) Emergency Exit Windows - Rough opening
 - j) Safety Glass - Locations identified
 - k) Attic Access
 - l) Framing Anchors and Wall Bracing - let in braces or sheathing for exterior and interior walls
 - m) 2 x 6 Plumbing Walls - other vent chases framed to roof
 - n) Fire Wall and Fire Ceiling Framing
 - o) Drywall Backing
 - p) Wood to earth separation
 - q) Flashing -vents thru roof, saddles and crickets built, wall to roof connections
 - r) Check building height for multi-story buildings- 35' maximum
- 5) **Building Wrap, Window Flashing—Approved before the start of Pre drywall/Rough Trades**—Air Barrier Required at Following Locations:
- a) Building Wrap. - Grade D permeable building wrap or building paper.
 - b) Window and Doors Flashing
 - c) Tub/shower enclosures.
 - d) Kitchen Soffit/chases
 - e) Dropped ceilings
 - f) Fireplace enclosures adjacent to the thermal envelope
 - g) Attic side of Knee walls of intersecting floors and roofs backing, - Exposed attic walls covered by Energy brace, drywall or panel sheathing.
- 6) rough combo—Approved before Insulation Installation—House Built According to Approved Plans—Approved before dry wall covering

Building

- a) Framing complete—See # 4 – Framing and Roof Sheathing and vapor barriers
- b) Emergency exit – windows installed
- c) Exterior wall siding – proper stud spacing and nailing
- d) Roof covering installed – eave protection for severe climate verified, flashing complete, vent terminations complete
- e) Safety glass locations – windows installed
- f) Under floor inspection – trades workmanship
- g) Identify framing in garage for fire wall/ ceiling

- h) Notch and drilled holes- studs, joists, rafters and beams
- i) Approved sill seal gasket material under the bottom sill plate for slab on grade construction
- j) All penetrations of electrical wire and plumbing through the top plate and bottom floor plate shall be caulked with a fire-resistive caulking material.
- k) Duct, flue and piping shafts opening into unconditioned space shall be capped and sealed with solid material, flashing or blocking and any remaining gaps are sealed with fire-resistive caulk or foam.
- l) Ceiling penetrations such as light fixtures adjacent to the building thermal envelope shall be caulked or gasketed.

Rough Plumbing

- a) Water piping material and installation- air pressure test or water test
- b) Drain waste and vent material and installation- air pressure test or 10' water head test
- c) Nail Plate Piping Protection
- d) Vent Terminations
- e) Gas Piping Material and Installation -Air pressure test, interior piping and yard line, coated pipe underground locations, two stage systems, shut-off, union, tracer wire for plastic pipe
- f) Sewer connection—yard line, trench, shading, cleanouts
- g) Water service- yard line material, trench, shading, back flow preventer shut-off

Rough Electrical

- a) Electric Installation - Approved material and wire method according to approved plans
- b) 2 small appliance circuits in kitchen
- c) G.F.C.I. proper locations
- d) Arc-fault circuits for bedroom receptacles and lighting outlets.
- e) Smoke Detectors proper locations
- f) Nail Plate Wiring Protection
- g) Boxes - device ready
- h) Water bond and gas bond installed
- i) Electric service

Rough Mechanical

- a) Appliance enclosure clearances
- b) Appliances vented to the outside
- c) Combustion air openings—All fuel burning heating systems shall obtain all combustion air from the outside.
- d) Equipment locations according to approved plans, proper clearances and manufacturer's listings
- e) Auxiliary Drain pans for condensate and air conditioning units.
- f) Duct Joints, connections to the duct register boot and plenums shall be sealed with water based mastic at all joints.
- g) All rooms in a building, heated by a forced-air heating systems, shall have a return air path by the use of a return air duct to each room, a "jump Duct" between a room and the main return air or use louver doors. (Exception- bathrooms, toilet rooms, laundry rooms)
- h) Mechanical ventilation of outdoor air intake and exhaust shall have an automatic or gravity
- i) Vent termination.

7) Insulation—Approved before Drywall covering

- a) Roof and ceiling—R-38
- b) Floor—R-30
- c) Walls—R-15 minimum
- d) All hot water pipes in unconditioned spaces shall be insulated with R-2 insulation

8) Drywall Nailing—Approved before tape and texture

- a) Correct nails/screws size and spacing
- b) Fire resistive walls and ceilings
- c) Green board tile backing

9) Miscellaneous Inspections

- a) Pre-Stucco for lath installation, nailing
- b) Brick Veneer- mortar, ties, air space, backing
- c) Masonry planter
- d) Special Inspections
- e) Temporary electric service - construction purposes
- f) Foundation waterproofing and drain tile
- g) Irrigation systems- Material, Backflow Preventer, Drain Down.

10) Final

Building

- a) Exterior siding, trim, and wood decks sealed and finished
- b) Balconies, decks and stairs - Exterior and interior guardrails, handrails
- c) Exit landings, decks, steps to grade
- d) Yard finished for drainage
- e) Fire wall and door for attached garage and accessories
- f) Interior trim sealed and finished
- g) Drywall textured and painted
- h) Cabinets installed
- i) Safety glass installed
- j) Under floor and attic space for trade's workmanship
- k) Elevation certificate for homes in flood plain

Plumbing

- a) Fixtures installed – piping connected, low flush toilets required
- b) Water heater pressure relief valve to outside functioning
- c) Vents properly terminated
- d) Septic systems approved by Health Department and operating
- e) Alternate water system operating

Electrical

- a) Electrical devices installed and trimmed out
- b) Electric service and sub panels finished and circuits identified in SES
- c) GFCI outlets installed and operating
- d) Arc-fault circuits installed and operating
- e) Smoke detectors installed and operating

Mechanical

- a) Appliances installed – manufacturers specifications
- b) Vents properly terminated
- c) Ducts and air supply trimmed out and insulated.
- d) Combustion air ducts and screen complete
- e) Woodstove installation – combustibles protected

Exterior Site

- a) All slash (from site clearing) and scrap building materials shall be removed
- b) All drainage swales installed
- c) No surface water or roof water shall adversely affect adjacent properties
- d) Driveway culvert installed and approved by Public Works
- e) Grading completed and approved by Public Works when a grading permit is issued.
- f) Completed elevation certificate, approved by Planning and Zoning when building in a floodplain.
- g) **Propane tank shall be installed at final inspection.**