

Mason County Building Department

Required Building Inspection List

Foundation Inspections

This inspection is required for all ground supported construction, dwellings, additions, garages, pole barns, decks, etc.

Dwellings, additions, garages, etc. must be inspected when the site has been excavated and the footings are formed and ready for concrete placement. All reinforcement steel bars (REBAR) required must be in place. Concrete may not be installed until the inspection is completed.

Basement foundation walls must be inspected on completion, after exterior water proofing is installed and before back filling.

Pole barns, decks, and other post type construction. Must be inspected when the site has been prepared and the post holes have been excavated to the proper depth.

Precast concrete support pads must be on site for visual inspection. Poured redi-mix concrete pads may be in place before inspection, redi-mix concrete shall not be installed dry. Concrete pads installed before inspection may be verified by the inspector at the owners expense.

Rough-in Inspection

Dwellings, additions, garages, etc. Must be inspected when the framing is completed for all structural components including, floors, walls, roofs, with roof and wall sheathing. Exterior walls may have house wrap applied. Roofs may have the drip edge, felt, and ice barrier applied.

Pole barns, decks, and other post type construction. Must be inspected when the posts are placed and all structural framing is completed. Pole Barns may have the roofing installed, wall steel may not be installed to allow inspection of roof carrier and wall grit fasteners. Decks may be sheeted if the framing can be inspected from underneath.

Energy Code / Pre drywall Inspection

Dwellings, additions and other heated structures Must be inspected when the exterior windows, doors and house wrap is installed. Exterior wall, floor, ceiling, foundation and other energy code requirements are completed. Blown in type ceiling insulation may be inspected after the drywall is installed.

Inspection of structural framing members altered for installation of plumbing, electrical, HAVC systems, etc.

Inspection of fire and safety requirements such as fire blocking, draft stops, window glazing, building egresses.

Final Inspection

This inspection is required on completion of all construction, dwellings, additions, garages, pole barns, decks, etc, before being used by individuals or the public.

Inspection is of code requirements for, function, fire/safety, access, egress, habitability, and completion as per approved drawings.

All dwellings must have an approved final inspection before an Occupancy Permit is issued.