



PINAL COUNTY
wide open opportunity

REGULATIONS GOVERNING

Residential Inspection Requirements

PINAL COUNTY BUILDING SAFETY DEPARTMENT
P.O. BOX 1610, FLORENCE, AZ 85132
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INSPECTION LINE: (520) 866-6299

INFORMATION
BULLETIN

017

March 2010

This bulletin is only a guideline and is not intended to be a complete list of requirements. Permittee must call for one or more of the following inspections when the work is ready to inspect. A copy of the County approved building plan, site plan and the inspection record card must be on the job-site and accessible for each requested inspection. Address must be posted and visible from street.

Inspection type

Basic items required

11: Footing Design & Setback	Lower section of foundation. Depth and width of footings, placement & size of reinforcement steel. (vertical, horizontal) Setbacks according to County approved site plan. (Identify property line for accurate measurement.) Grade pins for footing thickness. Ufer ground must be in place at electric meter location.
13: Stem Wall	Concrete forms in place. Size & location of reinforcing steel, type & placement of any hold down straps per approved plans prior to pouring any concrete or grout.
14: Under Slab/Rough Plumbing	Material, size, slope/ fall, fittings, cleanouts. Water test on waste lines with a minimum 5' stack filled. On water lines connected to line pressure or under air test to be not less than 50 psi for at least 15 minutes or manufacturer's recommendation for other than copper. Must be bedded in sand or approved material. Water lines must be protected from contact with concrete per code and manufacturers requirements.
15: Pre Floor	Soil compaction, protection of waste and water lines. Placement of any required reinforcement steel and check for proper slab thickness. Termite treatment prior to pouring slab.
16: Post Tensioned Slab & Setback	Third party inspection required along with Pinal County inspection. Refer to Inspection type 11: (Footing Design & Setback) and Inspection type 15 (Pre Floor) for requirements.
17: Under Slab Electric	Conduit or approved direct burial cable for depth, size & type prior to burial or backfill.
22: Under Slab Mechanical	Size and approved material must be rated for underground installation.
25: Roof Nail	Roof sheathing (OSB or plywood) installed and nailed per current building codes and/or approved plan. Proper material, spacing, and blocking prior to installing roof covering.
26: Strap & Shear	Check all hold downs, anchor bolts and the installation of shear walls per approved plan.
20: Frame (Include rough-ins)	Rough Plumbing, Rough Electrical, and Rough Mechanical need to be completed and inspected at this stage. No insulation or wall covering shall be installed until this inspection has passed.
42: Lath (Stucco)	Installation of insulation foam board, lath wire, vapor barrier, weep screed. Caulking of all penetrations of vapor barrier and/or foam board and sill plate. Lath to be complete prior to Frame inspection.
44: Insulation	Minimum criteria for exterior wall insulation per Pinal County: Minimum R-13 for Walls.
31: Grout (Every 4' Max)	Cells in masonry block with reinforcing steel per approved plans before pouring grout. Grout pours exceeding 4' in height requires cleanouts at the bottom course of each cell to be grouted.
32: Bond Beam	Horizontal steel as required by approved plans prior to pouring grout.
41: Drywall Fasteners	Proper types of material, specific nail and/or screw spacing.
51: Electric Service	Electrical wires are terminated to circuit breakers, all grounding and bonding installed. Breakers are labeled. All fixtures, switches, and receptacles installed. Access to inside of home is required.
52: Gas Service Line	Minimum 3psi for 10 minutes. Gauge scaled to be no larger than 15 psi. It is the owner's responsibility to have line pressurized at time of inspection. Minimum depth size for metal piping: 12", non metallic piping 18". Yellow 18 gauge tracer wire suitable for direct burial and exposed at both ends. See Bulletin 009 for more information.
53: Sewer/Septic Line	Size, material of piping. Solid bed of sand or approved material for backfilling. Green 18 gauge tracer wire suitable for direct burial extending from cleanouts down to sewer connection. Septic lines, tank and disposal field are inspected by the Pinal County Environmental Health Department (520) 866-6633.
54: Construction Power	For construction power and testing purposes only. One 20amp GFCI protected outlet with weatherproof cover located under electrical panel (access to panel should be controlled by qualified personnel) or reference Inspection type 51 (Electric Service).

55: Water Service	Piping from meter to structure. On water lines connected to line pressure or under air test to be not less than 50 psi for at least 15 minutes or manufacturer's recommendation for other than copper. Non metallic piping 18 gauge blue tracer wire suitable for direct burial and exposed at both ends.
63: Foundation	Depth, width, placement & size of reinforcement steel if applicable. (vertical, horizontal) Setbacks according to County approved site plan. (Identify property line for accurate measurement.
64: Above & Underground Electrical	Electrical wires are properly terminated. All grounding and bonding installed. Breakers are labeled. All required signage to be in place. Underground conduit and depth of trench to be verified before back filled. Access to inside of home may be required.
65: Solar Water Heater	Verifying all plumbing connections, size of piping, checking if properly elevated. Verifying mounting of panels
93: Demolition:	Verifying all utilities are properly terminated and capped off. (gas, electrical, water, sewer) If only a portion of the structure is being demolished, ensure remaining structure integrity is maintained.
88: Attic Insulation	Builder to provide a ladder for access for inspector to verify thickness of insulation. Markers required for blown-in insulation for each 300 sq. ft. Min. R-30 for roofs (attic space).
90: Building Final	Inspect to assure compliance with Building Code requirements and approved plans.