



Residential Inspection Requirements

PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
 BUILDING SAFETY DIVISION
 P.O. BOX 2973, FLORENCE, AZ 85132
 31 N. PINAL STREET, BLDG F
 (520) 866-6442 FAX (520) 866-6517
 INSPECTION LINE: (520) 866-6299
www.pinalcountyz.gov

This bulletin is only a guideline and is not intended to be a complete list of requirements. The permit holder or designated agent 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. If installed, ufer ground must be in place near electric meter location.
13: Stem Wall	Concrete forms or CMU blocks 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: Rough Plumbing (Under slab)	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. Must be bedded in sand or approved material. In rocky locations-clean fill or sand. 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. Under slab electric conduits. Termite treatment prior to pouring slab.
16: Pre Post Tension	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. Cables installed.
17: Underground Electric	For depth, size & type prior to burial or backfill. From main service to detached structures, wells, yard landscaping, etc.
23: HVAC System	MPE permit only. New, added, or altered HVAC system for heating and cooling.
24: Rough Electric	MPE permit only. New, added, or altered electric wiring.
25: Roof Nail	Roof sheathing (OSB or plywood) installed and nailed per current building codes and/or approved plan. Proper material, spacing, and blocking <u>prior</u> to installing roof covering. Truss engineering on site.
26: Strap & Shear	Check all hold downs, anchor bolts and the installation of shear walls per approved plan.
20: Framing (to include rough-ins)	Rough Plumbing, Rough Electrical, and Rough Mechanical, and gas piping (if installed) need to be completed and inspected at this stage. No insulation or wall covering shall be installed until this inspection has passed. Truss engineering on site. Lath complete, gas test, and top out test.
42: Lath	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. (Batts, loose fill blown in, or spray foam.
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: Electrical 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 building is required.
52: Gas Line Service	Minimum 10 psi for 10 minutes for testing. 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 one (12" above grade) end. See Bulletin 009 for more information.

- 53: Sewer or 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/septic tank connection. Tracer wire 12" above grade. Septic lines, tank and disposal field are inspected by the Pinal County Aquifer Protection Division (520) 866-6442.
- 54: Construction Power For construction power and testing purposes only. One 20amp GFCI protected outlet with weatherproof cover located under electrical panel. No other breakers connected. All bonds and grounds connected.
- 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. Non metallic piping 18 gauge blue tracer wire suitable for direct burial and exposed at one end. (12" above grade)
- 61: Pre-Gunite (Pool) Pool dug, verify of setbacks, reinforcement, plumbing pipes under test, electric and bond wires. Location of pool equipment.
- 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.
- 90: Final: Inspect to assure compliance with Building Code requirements and approved plans.
NOTE: If the inspection requires gas service to be turned on, a code 52 Gas Line Service must also be Scheduled. Utility electric service and water service to be connected.