

Inspection Descriptions

These are brief descriptions of the common residential inspection types.

Please review your permit for the complete list of inspections required for your project.

Erosion Control - Erosion control measures are a requirement of your permitted project. The initial inspection can be requested with Footing and Setback inspection, and ongoing verification will be conducted at each subsequent inspection. Deficiencies may result in the requested inspection being disapproved.

Demolition - This inspection is to confirm the conditions of demolition have been met. An affidavit signed by the permit holder stating that all debris has been disposed of in an approved landfill or recycling center must accompany this inspection. In some circumstances a separate demolition permit will be required. Please confirm with your inspector or contact Kitsap County DCD for clarification.

Footing and Setback - Excavation for footings must be complete, and all forms and required reinforcing steel must be in place. All embedded items such as hold-downs must be installed and tied in place (exception: anchor bolts may be wet set). This inspection must be approved before any concrete placement. A Geo-technical report may be required if there are soft, wet, or loose soils; or if footings are placed over fill.

Foundation Wall - Request this inspection after all forms and required reinforcement, foundation vents and access openings are properly installed, but before any concrete placement. Hardware such as hold-downs or other embedded items must be installed (exception: anchor bolts may be wet set).

Drainage/Waterproofing - Downspout and footing drains must be properly located and routed to the point of connection or termination. Footing drains should have 4g of drain rock surrounding the pipe and filter fabric on top. Waterproofing of foundation walls where interior space is located below grade is required to be inspected at the same time and prior to backfill.

Under-slab Plumbing/Mechanical - Request this inspection after all in-slab building service equipment, conduit, tubing, piping accessories and other ancillary equipment are in place, but before under-slab concrete inspection (exception: radiant heating systems can be inspected at the same time as Under-slab Concrete Inspection)

Under-slab Concrete - Request this inspection after under-slab plumbing/mechanical inspection. Inspection items include rigid insulation, backfill and protection of utilities, vapor barrier and any required in-slab footings.

Underfloor - Request this inspection after grade level floors are framed, but prior to floor sheathing being installed. Items to be inspected are anchor bolts in mudsills, pony wall framing, layout of engineered or dimensional lumber joists, underfloor post and beams, point loads, any hardware that will become covered, etc.

Height - This is an inspection for the height restriction zones in Manchester and Illahee and must be completed after the underfloor inspection approval and prior to sheathing/shear inspection. A survey certificate must be provided giving the height of the finished floor system and the anticipated design height of the home. The certificate must be uploaded to the permit portal and reviewed in the office. No site inspection is required.

Sheathing/Shear - Request this inspection after all framing members have been installed in the area where shear wall panels or lateral restraint panels have been installed. Required hold-downs and strapping must be in place and all nailing completed. No covering (installing house wrap, siding, insulation, wallboard, or windows) may begin until this inspection is approved.

Plumbing Rough-In - Request this inspection after all drain, waste, vent, and water supply piping is installed and during water or air pressure testing. This inspection may be requested before or at the same time as the Framing Inspection.

Mechanical Rough-In - Request this inspection after mechanical equipment (furnace, exhaust fans, split systems, etc.) ducting, refrigerant lines, chimneys, and venting is complete. This inspection may be requested before or at the same time as the Framing Inspection.

Gas Piping - This inspection is for the initial rough-in and pressure test of all gas piping, including interior and exterior piping prior to it being connected to gas supply. Piping must be secured per UPC requirements, and all CSST must be installed per manufacturer directions. Piping must be placed under air test at 1.5 times the operating pressure of the gas supply. This inspection may be requested before or at the same time as the Framing Inspection.

Propane Tank - Request this inspection if you have installed a propane tank. Tank must be installed in the approved location and secured with final connections made to gas supply piping. This inspection may be requested at the same time as final inspection.

Fire Code Cover - This inspection is to review fire code requirements that may be specific to the project prior to the approval of the framing inspection. Fire flow requirements such as fire sprinklers would need to be completed at this point.

Framing - Request this inspection after the roof, framing, fire blocking, windows, chimneys, exterior siding, and bracing are in place; all plumbing, mechanical rough-in must be approved for cover (can be requested at same time); and energy code caulking and sealing are done. Proof of the approval of LNI electrical rough-in inspection must be on site or this inspection cannot be approved.

Insulation - Request this inspection after all concealed areas (walls, cathedral ceilings, etc.) are insulated, but before covering. An additional insulation inspection of exterior rigid insulation may be required depending on WSEC requirements. Accessible attics and under-floor areas will be inspected during the Final Inspection.

Gypsum Board/Wall Assembly - Request this inspection after gypsum board is in place, but before plastering is done or gypsum board joints and fasteners are taped and finished.

The following elements only will be inspected:

1. Fire rated assemblies such as separation walls or ceilings in townhomes or duplexes;
2. Garage/dwelling separation walls/ceilings;
3. 5/8g Type-X drywall where required for fire-flow;
4. Gypsum braced wall panels were used as part of the shear wall system.
5. and other fire-rated assembly requirements on the approved plans.

Driveway Access - A forms inspection is required prior to pouring a concrete road approach, otherwise the road approach will be inspected along with the final inspection.

Health District Final - This and all other septic or well inspections are conducted by Kitsap Public Health District. This step must be signed off by KPHD prior to requesting final inspections from DCD.

Stormwater Management - Stormwater systems are required to be completed prior to occupancy. These systems are outlined in the conditions of your permit. In most cases documentation from an engineer or geologist must be uploaded to the permit portal and reviewed prior to requesting your final inspection. Please check all conditions of your permit and contact Kitsap County DCD for any needed clarification.

Final/Occupancy - This inspection is for approval to occupy the home. All exterior improvements must be completed prior to requesting this inspection, such as retaining walls, stormwater requirements, soil amendments, and site development activity permits. All previous inspections must be approved, and the home must be complete. Appliances must be installed; smoke/carbon monoxide/heat detectors must be installed and functioning; address numbers displayed per permit conditions; energy code requirements satisfied; blower-door test certificate on-site and plumbing components/mechanical equipment installed and functioning.

Special Situations - In some circumstances, such as damage repair permits, a preliminary inspection is required. This is an opportunity for an on-site initial consultation with an inspector. A special inspection requirement may be included on some permits where specialized materials are utilized (such as epoxy, specialty hardware, or prefabricated elements) or where the engineer requires it. This is to be performed by a 3rd party inspection agency approved by Kitsap County DCD.