

BUILDING DIVISION – POLICIES AND PROCEDURES

DATE: 2/23/2023

INSPECTIONS

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ISSUE: How and when are inspections performed?

ANALYSIS: Once a permit has been issued, it is the responsibility of the construction contractor or the homeowner to ensure that the building is ready for inspection on the day the inspection is requested.

POLICY & PROCEDURE:

Calling for Inspections

Inspections must be called in to the inspection request line at 384-8198 by 4:00 p.m. the previous business day. Be sure to leave the permit number, address, type of inspection requested, and any special or unique conditions that may apply.

TYPES OF INSPECTIONS:

Footing or Caisson Inspection

Caisson inspections must be made by a Professional Engineer licensed in the State of Colorado and a stamped inspection report must be submitted.

Footing inspections should be requested once excavation is completed and forms and rebar are in place for footing pours. The inspection should be done by the City Inspector. It may be performed by a professional engineer if prior arrangements are made, provided a signed and stamped inspection report be furnished to the city prior to the foundation and damp proofing inspection.

Concrete Reinforcing Inspection

This inspection is made when foundation wall or grade beam forms and reinforcements are in place and ready for concrete pour. This is accomplished in the same manner as for caissons and footings.

Foundation and Damp Proofing Inspection

This inspection must be made prior to back-filling when all basements or areas below the back-fill area have had all defects grouted and damp proofing applied.

NOTE: In order to make better use of our resources, the City of Golden performs “combination” inspections. It is important that all trades associated with your project complete their portion of the work and the inspection request is inclusive of each facet or trade involved.

Rough Plumbing Inspections

This inspection is requested once plumbing piping has been installed. The underground plumbing, drain, waste, vents, and water piping may be inspected individually, in combination, or all at once. Pressure test at 5 p.s.i. or ten feet of water head is required for drain, waste, and vents. Water piping must be under street pressure or a 50 p.s.i. pressure test.

Gas Pipe Inspection

This inspection, which requires an air test of 10 p.s.i., must be requested before the concealed gas lines are covered. This inspection and meter release inspections must be made before the Public Service Company will install the meter.

Rough Heating Inspection

This inspection is requested when all duct work, flues, heating, hot water lines, and refrigeration lines are installed, but before they are covered or concealed.

Rough Electrical Inspection

This inspection is requested when all outlet boxes are installed (switch, light, receptacle, etc.) and the wiring pulled and wire connections are installed. An underground electrical inspection may also be required.

Heat Meter Inspection

This inspection may be made with the rough electric inspection if the major heating appliance is installed and ready for operation and the main electrical panel is made up.

Rough Frame Inspection

Prior to requesting this inspection, a complete and detailed walkthrough of the entire building, or portion of the building to be inspected, should be made and the following items completed:

- Interior partitions and framing, floor framing and sub-flooring, stairs, etc., are completed and ready to be covered.
- Repair is completed of any damage or alteration made by other trades, which do not meet code (i.e., holes too close to edge of studs, cuts or holes in sill plate, excessive notching of joists or studs, etc.)
- Rough electrical, plumbing and heating inspections satisfactorily completed.
- Building, as constructed, agrees with the approved plans.

Insulation Inspection

This inspection should be requested following the rough frame inspection once the insulation product installation is completed.

Drywall Inspection

This inspection is performed after drywall has been completely nailed or screwed to the framing, but before taping or covering the drywall.

Final Plumbing, Heating and Electrical Inspections

These inspections may be requested in any sequence once all applicable work to be inspected is complete. However, the appropriate utility meter must be installed before requesting a final inspection.

Fire Department Inspection

Single family detached structures, duplexes, and townhomes are not generally subject to inspections by the Fire Department. However, all other occupancies, including but not limited to apartments or condominiums, core and shell or complete commercial buildings, and commercial tenant finish and alteration, separate Fire Department inspections are required. All required or provided fire detection, alarm, and/or suppression systems and devices will be inspected during this inspection.

These inspections may be requested by the fire protection subcontractor where the structure is provided with a fire sprinkler or fire alarm system. Generally, the Final Fire Department inspection should be requested at the time of Final Building Inspection, and must be requested through the Fire Department by calling 303-384-8093.

Final Building Inspection

This inspection is normally the last inspection requested. All work requiring inspection must be completed prior to calling for this inspection.

If you are unsure if a specific item must be completed prior to a Final Inspection or Certificate of Occupancy, talk to your building inspector for clarification.
