



CITY OF BLACK DIAMOND INSPECTION PROCEDURES FOR SINGLE FAMILY RESIDENCES

General

All construction or work for which a permit is required is required to be inspected by the building official. The work must remain accessible and exposed for inspection until approved by the building official. It is the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. In the event that a required inspection is passed by, a *Missed Inspection Fee* may be assessed and the work shall be exposed for inspection. Neither the building official nor the City is liable for any expenses entailed in the removal or replacement of any material required to allow inspection.

Approval as a result of inspection shall not be construed to be an approval of a violation of the provisions of the adopted Codes or of the ordinances of the City of Black Diamond.

A survey of the lot may be required by the building official to verify that the structure is located in accordance with required setbacks.

Inspections will not be performed unless the approved plans and permit card are available on the job site.

Inspection Requests

It is the duty of the person doing the work authorized by a permit to notify the Permit Center that such work is ready for inspection. The City of Black Diamond requires that every request for inspection be filed by 3:00pm at least one working day before such inspection is desired. Such requests may be made by telephone 360-886-2560x217. It is the duty of the person requesting an inspection to provide access to, and means for inspection of such work.

The following information shall be provided (in this order) during the request or no inspection will be performed:

- Permit number
- Address of inspection
- Type of Inspection being requested
- Contact Name
- Phone number (including area code)

It is the City's goal to provide inspections on the day requested, however, if due to limited staff, illness or catastrophe, the City shall have 3 working days to process and perform any inspections.

Re-Inspections

A re-inspection fee may be assessed for each inspection or re-inspection when such portion of work for which inspection is called for is not complete, or when corrections called for are not made. Re-inspection fees may be assessed when:

1. The inspection record card is not posted or otherwise available on the work site,
2. The approved plans are not readily available to the inspector,
3. Failure to provide access to work on the date for which inspections were requested,
4. For deviating from plans requiring the approval of the Building Official.
5. A correction notice has previously been issued for the requested inspection and it is still incorrect.

Re-inspections may be obtained in the same manner as stated above. In instances where re-inspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid to the Permit Center.

Required Inspections

The following inspections are required by the City of Black Diamond for all single family residences.

- Soil / Footings (Rebar)
- Foundation Wall (Rebar)
- Footing/Downspout Drains
- Infiltration System (prior to cover)
- Floor Joist
- Underground Rough-in Plumbing (prior to cover)
- Shear Nailing
- Gas Piping
- Mechanical
- Plumbing
- Energy Seal
- Framing & Trusses
- Insulation
- Fire Rated Gyp
- Driveway
- Final

Additional Requirements

Pursuant to City of Black Diamond ordinances, other additional requirements that may effect inspections on projects are:

- Sediment and Erosion Controls shall be maintained pursuant to BDMC 14.04, Stormwater Regulations. If the project fails to comply with said requirements, the City shall issue a written order to immediately stop all work, except that which is necessary to bring the project into compliance with said requirements.
- All public right-of-ways, to include but not limited to, streets, unimproved shoulders, sidewalks and easements shall be kept clear of any construction material, to include but not limited to dirt, rock, lumber, construction debris and/or equipment.
- Minimum 20 foot fire apparatus access shall be maintained at all times.
- Approved addresses and lot numbers shall be posted on all new and existing projects in such a manner as to be plainly visible and legible from the fronting street or road. Numbers shall be contrasting color with their background.

For additional information on the above requirements, please contact the Permit Center at 360-886-2560 between the hours of 8:30am and 5:00pm.