



Inspections Required

Permit packets including the white inspection card, Job Copy plans, and site plan must be kept at the jobsite and must be available to the inspector at all times. Separate Permits are required for electrical, mechanical & plumbing work.

New Commercial, Additions, Interior Finish and Remodel

Each phase of construction listed below shall comply with Linn County Codes and shall pass inspection before work proceeds. **The JOB COPY of the approved plans shall be on site during inspection. Inspections may be delayed or disapproved if the JOB COPY is unavailable.** It is the responsibility of the permit holder or their agent to call for inspections and to provide access for inspection. At least **Twenty-Four Hours Notice** is required prior to inspection. Based on the scope of work, all inspections listed below may not be required for every project.

Footings	Excavation complete and forms in place, before concrete is poured. Includes post, pier, trench, spread, pad and other footings. Concrete encased electrode (UFER ground) in place for new buildings and building additions.
Foundation Walls	Forms and steel reinforcing in place (if applicable), before concrete is poured
Groundwork	Underground or under slab plumbing, hydronic piping, HVAC, or electrical work before covering.
Utilities	Temporary and permanent electrical services.
Gas Piping Rough-In	Gas piping before covering or concealment. Air test on gas piping (10 psi for 15 minutes).
Plumbing Rough-In	Before insulation, gypsum board, or any covering has been installed.
Mechanical Rough-In	Before insulation, gypsum board, or any covering has been installed.
Electrical Rough-In	Before insulation, gypsum board, or any covering has been installed.
Framing Rough-In	All framing complete, after the above rough-ins have been approved, before insulation, gypsum board, or any covering has been installed. Engineered designs must be on site (if applicable). Wood truss design drawings (if applicable) shall be on site. If possible, coordinate rough-in inspections for one trip.

Shear Walls	Special connectors are inspected in accordance with engineered designs. Shear panels are inspected to ensure proper fasteners and spacing are maintained (interior and exterior).
Special Inspections	Special inspections required by IBC Chapter 17 are complete. Required documentation is provided to and reviewed by the Building Division before a certificate of occupancy is issued. Special inspection categories include: steel fabrication, welding, high strength bolting, certain concrete installations, certain masonry installations, pre-cast concrete panels, and spray applied fire proofing.
Rated Assemblies	Each component and layer of a fire rated assembly must be inspected before being covered.
Fire Alarms	Fire alarm and smoke detection systems shall be tested for proper function (in conjunction with sprinkler testing).
Sprinklers	The sprinkler system is filled with water and pressurized with air to 200 psi for 30 minutes. After passing the pressure test, a flow test is conducted insuring proper system capability and function.
Handicapped Accessibility	Accessible parking, routes, entrances, restroom facilities, signage, etc. are inspected as part of the final inspection. Special care should be taken at the rough stage to prepare for accessibility elements (plumbing placement, grab bar backers, door sizes, and approach clearances).
Exit Signs and Emergency Lights	As part of the final electrical inspection, required exit signs and emergency lights are checked for location and function including full power off testing. Backup power must be fully charged for this test.
Elevator Certification	At or before the final inspection, a State of Iowa elevator certification must be available for the inspector's review.
Final Inspections	After all phases of construction are complete, the final building, electrical, plumbing and mechanical inspections are performed.

The building, addition, or tenant space must not be occupied until all final inspections have been approved and a **Certificate of Occupancy** has been issued by this department.