



Snohomish County
Planning and Development
Services

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ONLINE INFORMATION

www.snohomishcountywa.gov/1190



This Assistance Bulletin only applies to property within unincorporated Snohomish County and does not apply to property within incorporated city limits.

Residential Inspections

Assistance Bulletin

25

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WWW.SNOCO.ORG

Keyword: Assistance Bulletins

Q: How do I request an inspection?

A: For building, plumbing, mechanical, access (driveway) and land disturbing activity (LDA) inspection requests, you may schedule your appointment online through www.MyBuildingPermit.com. To learn more about online permitting, go to www.snohomishcountywa.gov/3920. For more information on inspections, refer to www.snohomishcounty.wa.gov/1261/Inspections. If you are having difficulty scheduling an inspection, please call our Customer Support Center at 425-388-3311.

For electrical inspections you must contact the Washington State Dept. of Labor and Industries.

For Snohomish County Health Department inspections, call (425) 339-5250 or refer to their website for scheduling information at [Snohomish Health District, WA | Official Website \(snohd.org\)](http://Snohomish Health District, WA | Official Website (snohd.org)).

Q: What information will I need to give when I schedule an inspection request online?

A: When scheduling an inspection online, you will be asked to enter your eight digit permit number and the type of inspection you would like to request. You may then select which inspections you would like to have done. You will have an opportunity to submit a message for the inspector, such as instructions on where the key is located, access codes, etc. You will also be asked to leave a phone number for the inspector to call you if there are any questions. You may request an am or pm inspection but please note that the inspector may or may not be able to accommodate such requests depending on their route for the day.

Q: Are there conditions that must be met before I can schedule an inspection?

A: Related permits for land disturbing activity, access/driveway, trails, and flood hazard must be closed before a final inspection may be scheduled on a building permit. You will need to work with your site inspector to close these permits.

There are special conditions related to flood hazard permits which must be completed prior to scheduling building inspections. For example, a flood hazard preconstruction meeting must occur before a building inspector can approve footings or block/tie-downs. The flood hazard underfloor inspection must be approved prior to the building inspector. See the conditions on your permit for more information.

This bulletin is intended only as an information guide. The information may not be complete and is subject to change. For complete legal information, refer to Snohomish County Code.

Q: When will the inspection take place?

A: You will be allowed to schedule inspections one to three days in advance. You must make the request before 6:00 a.m. for a same day inspection. Please note that during extremely busy times inspections may be prioritized with concrete inspections being done first. NOTE: Never order concrete until you have received foundation approval.

Q: Do I have to be there when the inspector arrives?

A: No, but you must make provisions to allow for inspector entry (i.e., note instructions on where the key is located, security code for a gate, etc. when you schedule the inspection online) and have your plans available on site. You risk not having your inspection done if you are not present for the inspection and it is not clear to the inspector what they are looking at..

Q: How will I know the results of the inspection?

A: If the inspection is approved, the inspector will sign and date the appropriate line on your Inspection Record. If you scheduled the inspection online, you should also receive an email noting which inspections were approved. If the final inspection is approved, you will receive a copy of your final inspection card.

If there are deficiencies or corrections, you will receive an email with the correction notice. You may also visit the “Today’s Inspections” on MyBuildingPermit.com to view inspection results.

Q: If I need to talk to my building inspector, or if I need to ask questions about a correction notice, when and how can he/she be reached?

A: The building inspectors are available by cell phone or email. You can look up who your inspector is on the “Check Status” page of MyBuildingPermit.com or call 425-388-3311 and ask for assistance. The inspectors’ phone numbers and email addresses can be found on the Staff Directory page of the PDS website.

Q: Will I be penalized for re-inspections?

A: Penalties are generally assessed when a re-inspection has been requested and corrections have not been made. You maybe charged a \$140 re-inspection fee plus a 3% technology fee. Please note it is the responsibility of the owner to have all required documents and plans on site for each inspection. Inspectors cannot complete inspections without the approved plans and supporting documents being on site. A re-inspection fee may be charged if the documents are not on site and the inspector is not able to complete the inspection.

Q: When can I occupy or use my house/structure?

A: A structure may be occupied or used only after the final inspection has been approved. You are in violation of county code if you occupy the premises prior to that.

Q: If I contract with a builder to construct my home, who is responsible to call for inspections?

A: The person doing the work is responsible according to the International Residential Code (IRC). However, you should always check your permit and make sure the Final inspection line has been signed by your inspector prior to moving in.

Inspection Timeline

- **Footings (110):** When excavation is complete, forms are in place and reinforcing steel is tied in place.
- **Foundation Walls (110):** When forms are erected and all steel is tied.
- **Footing Drains (125) and Downspot (130):** When required by permit conditions, may call together
- **Storm Drain/Trench (135):** When required by permit conditions.
- **Under-floor (140):** Before the sub-floor is installed.
- **Under-slab Plumbing (210):** If applicable, required before under-slab insulation.
- **Under-slab Insulation (145):** When any plumbing is in place and slab/thermo-break insulation is in place.
- **Exterior Shear Nailing and Hold-downs (150):** Before any siding is installed that covers any required shear nailing or covers required metal straps or anchors.
- **Interior Shear (152):** Can be done with exterior shear or framing if applicable.
- **Plumbing Rough In (315):** When all roughed-in plumbing is installed and under test.
- **Gas Piping (320):** After installation, a pressure test and piping inspection is required.
- **Mechanical Rough-in (325):** To be done with framing inspection.
- **Framing (155):** When the roof is on and all fire blocking (including all plate holes sealed with foam or caulk), furnace ducts, chimneys, vents, bracing and fans are in place, and the building is weatherproofed.
- **Fuel Storage Tank (335):** After installation, if LPG is being used. May be done at final inspection.
- **Underground Fuel Piping (340):** After installation, for LPG gas lines (minimum of 60# test). May be done at any point after installation.
- **Water Service (345):** When the trench (24" deep), pipe, and connections are open for inspection. May be done at any point after installation.
- **Insulation (160):** After attic and rafter baffles have been installed and insulation is completed.
- **Double-sided Shear (162):** If applicable.
- **Gypsum Wallboard (165):** When interior gypsum and garage type "X" is in place and interior shear walls are completed, but before any tape or mud is applied.
- **Driveway Access (185):** If required by permit under "special conditions."
- **Final Inspection (199):** When finished grading, drainage swales, yard drains, address numbers, complete finished kitchen, bathrooms and lighting are all installed, and decks, guard and handrails are all complete. All of these must be completed before final inspection is approved. (NOTE: Maximum water pressure is 80 pounds.)

Final Inspection Notes: At this time, Snohomish County Health Department approval must be on site for drainfields and the house must be ready to be lived in as a complete unit. All other related permits must be completed such as land disturbing activity, access/driveway, trails, and flood hazard.
