



**Snohomish County**  
Planning and Development  
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#### ONLINE INFORMATION

[www.snohomishcountywa.gov/1190](http://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

Revised August 2017

[WWW.SNOCO.ORG](http://WWW.SNOCO.ORG)

Keyword: Assistance Bulletins

## Q: How do I request an inspection?

**A:** For building, plumbing, mechanical, and access (driveway) inspection requests, you may schedule your appointment online through [www.MyBuildingPermit.com](http://www.MyBuildingPermit.com). To learn more about online permitting, go to [www.snohomishcountywa.gov/3920](http://www.snohomishcountywa.gov/3920).

For electrical inspections you must contact the Washington State Dept. of Labor and Industries at (425) 290-1309.

For Snohomish County Health District requests call (425) 339-5270.

## 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.

## 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. instructions on where the key is located, security code for a gate, etc.). When you schedule an inspection using [MyBuildingPermit.com](http://MyBuildingPermit.com), you will have an opportunity to submit a message for the inspector. You will also be asked to leave a phone number for the inspector to call back along with the message.

## 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 there are corrections the inspector will leave a correction notice on site. You may visit the [MyBuildingPermit.com](http://MyBuildingPermit.com) website to obtain inspection results.

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:** 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. You are able to look up who your inspector is to obtain their phone number through [www.MyBuildingPermit.com](http://www.MyBuildingPermit.com), or call 425-388-3632 and ask who your inspector is and obtain their cell phone number. You can reach them during their normal phone hours 7:45 to 8:30 with your questions.

**Q:** What if I have a code related question during the day?

**A:** Call us at (425) 388-3311 during regular business hours. Stay on the line and we will direct your call to a plans examiner.

**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. The code stipulates a \$60 re-inspection fee plus a 3% technology fee. Please note it is the responsibility of the owner to have all required documents 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.

**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 code violation 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.

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## Inspection Timeline

- **Footings:** When excavation is complete, forms are in place and reinforcing steel is tied in place.
- **Manufactured/Mobile Home:** When site location is approved, forms for ribbons are in place and reinforcing steel is tied in place. (A set-up inspection for blocking and tie-downs is required before any skirting may be installed)
- **Walls:** When forms are erected and all steel is tied.
- **Footing Drains:** When required by permit conditions.
- **Storm Drain/Trench:** When required by permit conditions.
- **Under-floor:** Before the sub-floor is installed.
- **Under-slab Plumbing and Slab Insulation:** When any plumbing is in place and slab/thermo-break insulation is in place. (These may be called in together.)
- **Shear Nailing and Hold-down:** Before any siding is installed that covers any required shear nailing or covers required metal straps or anchors.
- **Plumbing:** When all roughed-in plumbing is installed and under test.
- **Gas Piping:** After installation, a pressure test and piping inspection (minimum 10# test) is required.
- **Fuel Storage Tank:** After installation, if LPG is being used. (Need only be done prior to final inspection.)
- **Underground Fuel Piping:** After installation, for LPG gas lines (minimum of 60# test). (Need only be done prior to final inspection.)
- **Water Service:** When the trench (24" deep), pipe, and connections are open for inspection. (Need only be done prior to final inspection.)
- **Electrical:** Call the Department of Labor & Industries at (425) 290-1310.

### When you have inspection approvals for all the items above, then call for the following:

- **Framing:** 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.  
NOTE: Any flood hazard permit must be surveyed and on site at this time.
- **Insulation:** After attic and rafter baffles have been installed and insulation is completed.
- **Gypsum Wallboard:** 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:** If required by permit under "special conditions."
- **Final Inspection:** 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.  
NOTE: Maximum water pressure is 80 pounds.  
At this time, Health District approval must be on site for drainfields and the house must be ready to be lived in as a complete unit.
- **Manufactured/Mobile Home Final Inspection:** After dwelling address numbers, decks, porches, skirting, underfloor ventilation, landings (at each exterior door), guard rails, handrails, ventilation, driveway access and Health District approval are completed.  
NOTE: All the above must be completed before final inspection is approved.