



Required Inspections for Typical Commercial and Multi-Family Buildings

Town of Carbondale Inspections: (970)510-1210
State Electrical Inspections: (303) 869-3458
Carbondale Fire Department (970) 963-2491
Garfield County Environmental Health: (970) 665-6375

Utility Inspection - Water and Sewer connection, This inspection is to be performed by Water/Wastewater Utilities Department, 963-3140 Please have the Utility Inspector sign the Building Card

Work in the Public Way

Contact Public Works at 963-1307 for inspections or information

Footing Inspection

Prior to placement of concrete, rebar and forms are to be inspected. The soils observation from the geo-tech is to be performed and a report supplied to the inspector at this time. UFER ground to be observed. Thickened slabs to be inspected. Deep foundations require special inspections.

Foundation Inspection

Prior to placement of concrete, rebar and forms are to be inspected.

Damp Proofing Inspection

Prior to placement of backfill; damp proofing, drainage material, gravel, filter fabric, drainage pipe, and termination location to be in place.

Underground Plumbing Inspection

While plumbing is exposed, prior to placement of concrete or fill. All pipe to be bedded. Pressure test waste to 5 psi or a 10' head of water. Pressure test water pipe to 100 psi minimum.

In-floor Heat/Snow Melt Inspection

Prior to placement of concrete, heat piping to be pressure tested to 100 psi or mfg. recommendation.

Radon Inspection

Prior to placement of concrete, 6 mil visqueen over 4" of aggregate with a 3" pipe and "T" in the aggregate to be in place. Radon mitigation required for slabs on grade, crawlspaces and garage slabs if there is living space above the garage. Please reference IGCC Appendix B for specifics.

Carbondale Fire District Fire Sprinkler/Alarm Rough Inspection

Prior to a framing inspection the Carbondale Fire District is to inspect and approve the fire sprinkler and alarm rough in. Please have the Fire Marshal sign the building card.

State Fire Alarm Electrical Rough Inspection

When the alarm wiring and boxes are in place the state requires a separate permit, prior to the installation of insulation and drywall, this inspection is performed by the state electrical inspector. **Please have the electrical inspector sign the building card.**

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Plumbing Rough Inspection

Pressure test DWV to 5psi or a 10' head of water
Pressure test water pipe to 100psi or working water pressure of the system
Pressure test gas to 10 psi, soap test permissible for minor additions

Mechanical Rough Inspection

Ducting of exhausts, flue pipes, combustion air, supply ducting, return ducting to be complete. Condensate piping is to be complete. Equipment will be inspected at final.
5 PSI pressure test on new PVC flues

Energy Rough Inspection

The Energy Rater/Inspector shall perform a rough-in inspection. To help the contractors obtain compliance with the reports submitted and guide the air-sealing the assemblies.

Framing Inspection/firestopping

All framing is to be in place. The Plumbing, Mechanical, Electrical, Fire Alarm, Fire Sprinkler, rough inspections are to be approved prior to scheduling the framing inspection. Provide special inspection reports pertaining to the structural aspects to the inspector at this time.

Insulation Inspection

Insulation and vapor barriers are to be in place for this inspection. Exterior wall and roof insulation is to be inspected separately.

Drywall Inspection

- Pre-Rock may be necessary for mechanical/elevator chases/shafts.
- Multiple inspections may be necessary for multi-layered fire rated systems.
- Exterior gypsum is to be inspected prior to covering; typically, no mud is required on exterior drywall.
- Screw patterns to be per the plans, listed fire-rated assemblies or structural drawings if used for shear.

Gas Tag Inspection

All pertinent gas piping to be in place, all the wall finishes are in place, the gas line is to be put under test pressure. The heating equipment is ready to fire; flue, combustion air, electrical disconnect in place.

If a gas tag is needed for temporary heat: The heating equipment and listed hoses to be on site for the inspection. If using the permanent piping to feed temporary equipment, then a pressure test is required on the permanent gas piping.

Carbondale Fire District Fire Sprinkler/Alarm Final

Prior to the final building inspection, the Fire District is to approve the fire sprinkler and alarm. Please have the Fire Marshal sign the building card.

State Final Electrical Inspection

When all boxes and lighting fixtures are complete, covers in place, this inspection is performed by the state electrical inspector. Please have the electrical inspector sign the building card.

Plumbing/Mechanical Final

All the plumbing and mechanical work is to be complete. Balance reports required prior to this inspection.

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Planning Final

Prior to Building Final and or any occupancy the Planning Department will complete the Planning Final Approval.

Building Final

After the electrical final, the elevator final, the fire alarm and the fire sprinkler final have been approved, the building final inspection can be performed. Exterior lighting will be inspected at this time. To issue a Certificate of Occupancy any preliminary agreements with the Town are to be complete, any required recorded documents are to be complete, any outstanding fees to be paid, an ILC is required for all new buildings/additions, Green Code commissioning required and HERS Reports if applicable.

The Garfield County Environmental Health is to approve any food/drink establishments prior to Final.

This list may not be all inclusive additional inspection may be necessary to verify code compliance. Consulting between the inspector and the contractor will be done through the different stages of construction.