



## City of Raymore

100 Municipal Circle

Raymore, MO 64083

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## Inspection of New One & Two Family Dwellings

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Inspection services for one & two family dwellings are divided between two groups of inspectors:

1. Building Inspections Department—which is responsible for inspecting the building, on site issues such as grade, swales, and erosion control & sediment control measures.
2. Public Works Department---which is responsible for inspecting sidewalks, driveway approaches, water and sewer taps, and water meter installations.

All inspections are scheduled by phone or fax at the number above with a 4 hour minimum notification.

### General Inspection Guidelines for the Construction on One & Two Family Dwellings:

**NOTE:** Prior to excavating, erosion and sediment control measures shall be installed. Adjacent lots that are finished (established plantings) shall be protected. Inlets on the lot or adjacent to the lot shall be protected. No inspection is required....this will be checked at the footings inspection.

**Footings Inspection:** This inspection is made prior to concrete being poured. The inspection entails the inspection of the soil, the bearing capacity, forms, pier pads, trenches (with rigid insulation on site for these trench footings), and all reinforcing steel. It is advised to have your plot plan on site for the inspector in case of any questions. If the site conditions dictate a special design, then an engineer's report (design) is required to be on site.

**Erosion and Sediment Control:** When a footing inspection is requested, an erosion control inspection will automatically be generated. The inspector will look to see that measures have been taken to protect adjacent property and any inlets (both on property and adjacent lots). **Warning:** The inspector can refuse to make the inspection if proper erosion and sediment control measures are not in place or if there is mud and/or gravel in the street. Ordering concrete prior to the inspection being made is at the contractor's risk. For further guidance on what constitutes proper erosion and sediment control protection, a copy of our erosion and sediment control measures can be picked up at the Building Inspections Department. These standards are under construction for the website.

**Foundation Wall Inspection:** The inspector looks at the location, size and spacing of the reinforcing steel in the walls prior to concrete placement. It is advised to have your plot plan available for the inspector for any questions. If the site conditions dictate a special wall design, then an engineer's report (design) is required to be on site. On some construction drawings, lateral bracing method dictates that a certain type of anchoring device be installed in the concrete. Prior to the inspection, these devices (straps and/or anchors) shall be on site, preferably installed. **Warning:** The inspector may refuse the inspection if your erosion and sediment control measures are not in place.

**Plumbing and/or Electrical Ground Rough:** This is an inspection of the under slab plumbing lines and occasionally electrical conduit lines prior to the slab being poured. An air or water test is not required for one & two family dwellings. The inspector looks for the correct slope, venting, and protection of any lines penetrating the concrete. **Warning:** The inspector may refuse the inspection if your erosion and sediment control measure are not in place.

**Structural Slab:** The inspector looks at the installation, size and location of the reinforcing steel and vapor barrier in concrete floors prior to pouring the concrete. Some floors require an engineer's design (under garage floor/ basements); the contractor shall be prepared to show the design standard to the inspector.

**Fire Resistive Wall:** (This inspection is required for duplexes and/or townhouses) Inspectors look at the installation of materials for fire-rated assemblies including rated walls, ceilings, columns, floors, etc. If the assembly utilizes gypsum board materials, the inspection must be made prior to tape and mud. If multiple layers are involved, each layer must be inspected prior to proceeding to additional layers or application of finish material being applied. For townhomes, approved plans are required to be on site.

**Structural Braced Walls:** This is the inspection type to be used for lateral braced walls or shear walls. It can involve a number of things such as anchoring devices or nailing pattern.

**Flashing:** This inspection is of windows and doors to verify how they are flashed in order to prevent water infiltration. The inspector will need to be shown how the windows and doors are being flashed in a step-by-step fashion. It is not necessary to have every window inspected; however it is necessary to have one window inspected in each wall having a different exterior finish. This may be inspected as part of the rough-in inspection.

**Weather Resistive Barrier:** This inspection is required when stucco or brick/stone veneer is being applied as the exterior finish and two layers of building paper are being used as the weather resistive barrier. The weather resistive barrier for the rest of the exterior walls can be seen on the rough-in inspection from the inside if the lapped edges are visible.

**Rough-In:** General inspection of the structure, the electrical service and wiring, the plumbing system, and mechanical work. This inspection is to be made prior to the installation of insulation and drywall.

**Approved plans are required to be on the job site for this inspection with the City of Raymore Construction Set stamp.**

- **Warning:** When a rough-in inspection has been requested, an erosion and sediment control inspection is generated. The inspector can refuse to make the inspection if proper erosion and sediment control measures are not in place or if there is mud and/or gravel in the street. This may also result in a re-inspection fee if the rough-in doesn't pass the first time.

**Electrical Service:** This is an inspection of the electrical service. Upon approval of the rough-in inspection, clearance for the service is forwarded to the utility provider the following day. However, if all permits have not been paid (electrical, plumbing, mechanical), utilities will not be released and investigation fees shall apply. The contractor can call the utility company anytime after clearance has been given. This inspection is typically done as part of the rough-in inspection or re-inspection fees may apply.

**Fuel Gas/ Piping:** The inspector looks at all interior gas line piping and ensures that the piping is holding air pressure and has the proper support. This inspection may be scheduled separately or as part of the rough-in inspection. Upon approval of the rough-in inspection the city will contact the gas provider and authorize a meter. However, if all permits have not been paid (electrical, plumbing, mechanical) utilities will not be released and investigation fees shall apply.

**Public Sidewalk and Driveway Approaches:** This inspection is typically scheduled with the Public Works Department prior to pouring the concrete. Final inspection of the installation of a sidewalk and driveway approach after the concrete has been poured and all forms removed is done at Final Inspection by the Building Inspections and Public Works Departments.

**Final Inspection:** This inspection is required before any type of occupancy can be granted. It entails the general inspection of all completed work both interior and exterior. In order to obtain a Certificate of Occupancy all permit conditions must be satisfied and all work completed. If the work is not entirely completed (sod, landscaping), a Temporary Certificate of Occupancy may be granted. Temporary Certificates of Occupancy are granted by the Building Official for a period of no more than 90 days and a \$1000.00 cash/check refundable bond payable to the City of Raymore. Forfeiture of the bond and other penalties shall apply after the 90 day period. **A Certificate of Occupancy or Temporary Certificate of Occupancy must be obtained from the Building Official prior to occupying a building.**

**Warning:** Due to summer/ winter seasons for sod/ landscaping, all erosion and sediment control measures must remain and be maintained until such work can be completed in the 90 day Temporary Occupancy period.