Residential Inspections

The following is a list of all applicable inspections required by the City of Blue Springs throughout the construction process for residential projects.

It is the responsibility of the property owner or owner's agent to request all inspections and obtain approval before covering any work.

Inspections can be requested at any time by calling the Inspection Hotline at 816-228-0104. Request must be made by 3 p.m. the day prior to receive an inspection the following business day. Request made after 3 p.m. may be scheduled two business days out.

New single-family homes require multiple departments to complete final inspections prior to the Final Building Inspection. Please contact the appropriate department using the phone number listed below.

PLANNING – 816-228-0207

ROW / ENGINEERING – 816-207-5771, EXT: 5012

PUBLIC WORKS - 816-228-0195

- **FOOTING INSPECTION**
    - **Required –** On all new footings.
    - **When –** Before concrete is placed when the site is excavated to proper depth, forms in place and all reinforcing steel is installed per the approved plan.

- **Helpful Info –** Exterior footings must bear on undisturbed soil at a minimum 36" below grade and be free of water and debris.

- **PLUMBING GROUND ROUGH INSPECTION**
  - **Required –** On all new, relocated or repaired below slab piping.
  - **When –**Before covering, when all below slab piping is installed with proper slope and support.
  - **Helpful Info –** This inspection does not require a pressure test.

- **SEWER INSPECTION**
  - **Required –** On all new or repaired sewer lines.
  - **When -** While the trench is still open, and all new piping is installed with proper slope and support. All connections must be visible at the time of inspection.
  - **Helpful Info -** Where a new tap is being made on to the City's main sewer line, Public Works will need to perform a separate inspection of this new connection.

- **STRAP & SHEAR/PORTAL FRAME INSPECTION**
  - **Required –** On all new homes
  - **When –** Before rough in inspections but prior to weatherproofing the exterior.
  - **Helpful Info-** Nailing pattern must be correct, all straps in place and nails con not be consistently overdriven.

- **FRAMING INSPECTION**
    - **Required –** On all new, relocated or repaired framing**.**
    - **When –** Before insulating or covering when all framing is installed per the approved plan.
    - **Helpful Info-** Any changes to the approved plan must be resubmitted for plan review and approved before proceeding with construction.
- **ELECTRIC ROUGH INSPECTION**
    - **Required –** On all new, relocated or repaired electrical wiring installations.
    - **When –** Before insulating or covering when all new wiring is installed. This inspection needs to occur at the same time as the framing, mechanical rough and plumbing rough inspections.
    - **Helpful Info –**A nail plate is required anywhere the wiring is within 1 ¼" of the face of the framing.
- **MECHANICAL ROUGH INSPECTION**
    - **Required –** On all new mechanical installations.
    - **When –** Before insulating or covering when all exhaust and duct work is installed and properly supported. This inspection needs to occur at the same time as the framing, electrical rough and plumbing rough inspections.
    - **Helpful Info –** Furnaces or water heaters located in a garage or a mech room directly connected to the garage must have the ignition sources elevated a minimum 18" or be FVIR rated.

- **PLUMBING ROUGH INSPECTION**
    - **Required –** On all new, relocated or repaired water, drain, waste and vent piping.
    - **When –** Before insulating or covering when all new piping is still exposed and properly supported. This inspection needs to occur at the same time as the framing, mechanical rough and electrical rough inspections.
    - **Helpful Info –** This inspection does not require a pressure test.
- **FIREPLACE INSPECTION**
    - **Required –** On all new fireplaces or wood/pellet burning stove installations.
    - **When –** Before covering when fireplace insert is in place, flue is installed, and fire blocking is complete.
    - **Helpful Info –** All gaps in fire blocking will need to be sealed off by an approved fire caulk.
- **GAS TEST**
    - **Required –** On all new gas line.
    - **When –** While all new gas piping is exposed, properly supported and pressurized.
    - **Helpful Info –** Gas line needs to be pressurized to a minimum 10 PSI and hold that pressure.

- **PIER INSPECTION**
    - **Required –** On all new deck or covered patio/porch piers.
    - **When -** Before concrete is placed when pier holes are excavated to the proper depth and free of debris.
    - **Helpful Info –** Piers will need to be a minimum 36" deep and bear on undisturbed soil.
- **ELECTRIC METER SET INSPECTION**
    - **Required –** On all new, relocated or disconnected electrical panels
    - **When -** The new electrical panel is installed with all service conductors landed and ground & bonding is complete.
    - **Helpful Info –** Once this inspection has been approved the Building Inspector will send a release to the power company. It is the responsibility of the owner or owner's agent to request for the electric meter to be set.
- **GROUNDING & BONDING INSPECTION**
    - **Required –** On all new, relocated or disconnected electrical panels
    - **When -** The new electrical panel is installed with all service conductors landed and ground & bonding is complete.
    - **Helpful Info -** Where two sources of ground are not provided, a second ground rod will need to be installed a minimum of 6' away from any existing grounding electrode.

- **POOL BONDING INSPECTION**
    - **Required –** On all new swimming pools.
    - **When –** Before concrete is placed, when bonding conductor is visibly connected to the pool shell, perimeter, metal components and all other metal parts within 5’ of the pool.
    - **Helpful Info –** Above ground pools with a metal frame will be required to be bonded.
- **DRYWALL FIRE RATING INSPECTION**
    - **Required –** On all new drywall installations in multifamily residences
    - **When –** Once fire rated sheet rock is installed per the approved plan and all penetrations are sealed
    - **Helpful Info –** Drywall fire rating must be visibly marked on all pieces used. Through penetrations will be required to be in a listed assembly
- **FENCE INSPECTION**
    - **Required –** On all permitted fence & pool projects.
    - **When –** The fence is 100% complete.
    - **Helpful Info –** Finish side of the fence shall face outward away from the property. Fences that enclose a swimming pool will need to have gate latches at a minimum 54” above grade and the gates will need to be self-closing & self-latching.

- **PLANNING FINAL INSPECTION – CALL 816-228-0207 TO REQUEST**
    - **Required –** On all new homes.
    - **When –** The project is complete with all sod and landscaping installed.
    - **Helpful Info -** When landscaping cannot be installed prior to occupancy, an escrow can be placed with the Planning Department to obtain a TCO.
- **RIGHT OF WAY FINAL INSPECTION – CALL 816-207-5771 EX 5012 TO REQUEST**
    - **Required –** On all new homes.
    - **When –** Sidewalk and driveway are complete. Site is at final grade
    - **Helpful Info –** Sidewalks must be ADA compliant. Any changes to the driveway size will require the resubmittal and approval of a revised plot plan.
- **FINAL BUILDING INSPECTION**
    - **Required –** On all projects.
    - **When –** The project is complete, and all other inspections have been approved.
    - **Helpful Info -** For new homes Planning and ROW must sign off or give temporary approval before the Building Inspector approves Occupancy or Temporary Occupancy.

Please note some projects will require additional third-party inspections. These inspections must be performed by an architect or engineer licensed in the State of Missouri. It is the responsibility of the owner or owner's agent to obtain a qualified

third-party inspector. Third party inspections can include but are not limited to the following:

- Foundations on fill or expansive soils
- Retaining walls over 4’ in height
- Suspended concrete slabs
- All structural masonry construction
- Post installed anchors
- High strength bolting
- Field welds
- Modifications to engineered products
- Any item that requires an inspection and is covered prior to City approval