

Typical Inspections for New Single Family Dwelling

This is only a general list of typical inspections for a new single family dwelling. The required inspections for each individual project can vary depending on the complexity, design, and materials used. If you have specific questions regarding your project, please call a plans examiner or inspector.

Footing Inspection Zoning Setbacks	Call for the inspection after the forms are set up and rebar installed and BEFORE any concrete is poured. Property lines must be identified with a string line and property pins exposed.
Foundation Wall	Call for inspection after forms are set up, all rebar, vents, and hold downs are installed and prior to placing concrete.
Water proofing or Damp proofing	Required for homes with usable space below grade. Call for the inspection after the material is applied and footing drain is installed -- and before it is covered.
Rain Drains	Call before covering
Water Service	Call before covering
Sanitary Sewer	Call before covering. If the house is connected to the City of Salem Sewer System (Keizer, Turner, Salem) the permit is issued by and inspection are done by the City of Salem.
Underfloor Plumbing	Call for inspection after underfloor plumbing is installed – have Dwelling Permit (DP) label available for the inspector to pick up at time of inspection.
Underfloor Mechanical	Call for inspection after underfloor mechanical is installed – have DP label available for the inspector to pick up at time of inspection.
Underfloor/Post & Beam	Call for inspection after the floor system is framed in; plumbing and mechanical is installed and BEFORE any subfloor or insulation is installed.
Brace Panel/ Shearwall	Call for inspection after holddowns and/or straps are installed, exterior sheathing is installed and nailed properly, the roof sheathing is installed and nailed to any required blocking and BEFORE any house wrap, or siding is installed.
Plumbing Topout	DWV and Supply piping are installed, tub and showers installed and all piping are under test. Call before covering.
Gas piping/test	Gas piping and air pressure gauge are installed and the line has been pressurized to 10psi for 15 minutes. (Frequently requested at the same time as the Mechanical Precover inspection).
Mechanical Precover	Call before covering; all ducts and vents are installed and supported.

Electrical Service	Meter base, service entrance conductors, service panel, and grounding & bonding are installed. Frequently requested at the same time as the Electrical Precover inspection.
Electrical Precover	Call before covering – Service in, boxes installed, circuits run with conductors made up.
Frame	Call when weather tight, all backing, fire blocking, stairs, soffits in place; plumbing, electrical, and mechanical work complete and approved for cover; truss details posted on the job; and flood elevation certificate submitted, if applicable.
Insulation	Walls are insulated; ceilings that will not be blown-in are insulated.
Drywall/ interior brace panels	Call before tape is applied.
Mechanical Final	Call after all mechanical work has been completed. Installation instructions for mechanical equipment (furnace, water heater, gas fireplace, etc.) must be on site for the inspector.
Plumbing Final	Call after all plumbing work has been completed. Septic permit, installation, and final septic inspection have been completed and approved, if applicable.
Electrical Final	Call after all electrical work has been completed.
Structural Final	Call after all work has been completed and prior to occupying the home.

Additional inspections may be required depending upon the location and scope of the project. For example:

If the home is not connected to a city sewer, a separate septic permit from Marion County Building Inspection Division will be required. Any new septic work will need to be inspected and approved prior to a final plumbing or structural final.

If the project is located within a city, the city may require an inspection and/or permits from the city planning division, public works department, etc.

If the project is located in unincorporated Marion County or adjacent to a county road within the city limits, the Land Development Engineering & Permits Division of Marion County Public Works may have additional permit and inspection requirements.

Check with the local fire district, for additional requirements for driveways.