



Inspections Required

Bulletin 32

Division of Building, Safety, and Inspection for 2015 International Codes

Inspection Scheduling Options

1. Use the website: <http://palsonline.co.pierce.wa.us/palsonline/permitsearch>
Your website registration information must exactly match either the owner or applicant information on the face of the permit.
2. Call the Inspection & Status Line (PASS): (253) 798-7290 or (253) 798-4900

Tips

1. Have a permit number ready to provide before scheduling an inspection.
2. Inspections can be scheduled for the next workday if requested before 11:00 a.m., though current workload will determine the actual date of inspection.
3. If an inspection is not completed the day it was scheduled, the inspection will be carried over to the following workday.
4. Work cannot continue until the requested inspection is approved.
5. To make arrangements or leave special instructions for an inspector,
 - a. First set up the inspection on the PASS line or website, and
 - b. Then call the inspector's voice mail between 6:30 and 7:00AM. Be sure to leave your permit number, phone number, and a brief message for a return call.

Building Permit Expiration

- You must schedule an inspection or request an extension within 180 days from permit issuance or your permit will expire.
- You must make the request for extension before the permit expires.
- After each inspection you will have 180 days within which you must schedule your next inspection.
- No permit will be extended beyond 5 years from the date the permit was issued. At the end of five years, you will be required to obtain a new permit for the work remaining.
- Options to request an extension
 - Mail: Building Division, 2401 South 35th St, Suite 2 Tacoma, WA 98409-7424
 - E-mail: palsbldgins@co.pierce.wa.us
 - Call: (253) 798-3152 then press 2; or press 1 to leave a message.
 - Online: When looking at the details of an expired application/permit, Use the "I want to..." feature and select the "Renew application/permit" option.

Addressing

The applicant is responsible for having all private street signs in place and the address posted on the lot. Temporary address signage may be used during the construction.

Building Inspections

The applicant is responsible to schedule all inspections as noted below.

Footing, Foundation & Setback Inspection: An inspection is required before placing any concrete. Inspections are made after all excavation and after forms are erected with required reinforcing (rebar) material installed. Property lines shall be identified by corner pins and by string lines. Wetlands shall be clearly delineated and shoreline high water mark clearly identified.

Water Service: The water service line from the meter to the house will be part of the County inspection responsibility. Inspection will cover pipe material, depth of pipe, separate trench or shelf from building sewer, and protection when passing through or under the footing.

Ground Work: Inspect before back filling or pouring and after all plumbing drain, waste, vent, and supply lines are installed, which will be under slab and are under pressure test. This is also the time for any under slab insulation to be inspected.

Under Floor: Inspection will be for plate anchor bolt and washer size, braced wall line anchor straps, braced wall panels in crawl space, beams, floor joist size and spacing, the location of required double joists under interior braced wall lines, and the removal of wood or cardboard forms on the footings and pier pads.

Flood Fringe: If you are building in a flood fringe then you are required to obtain an elevation certificate. This must be done prior to the Final Building Inspection. Call (253) 798-3749 for information.

Exterior Shear Wall: Inspection of braced wall panels in the exterior wall shall be made prior to covering with siding.

Rough-In Inspection: Inspect after the plumbing and mechanical systems are installed and ready for inspection. Service water pipe and drain waste and vent piping shall be under water test, and the test observed by the building inspector. The plumbing and mechanical rough-in shall be inspected at the same time as the framing for single family and duplex Group R, Division 3 buildings. This helps the Building Division perform more inspections, thereby serving more people.

Combined Frame Inspection: This inspection option is required for single family and duplex, Group R, Division 3, and includes the rough-in mechanical (heating system), plumbing and frame inspection.

Gas Test Inspection: Inspect after gas piping is installed and ready for inspection. Gas piping shall be under air test and the test observed by the building inspector. This inspection may be done with Combination Frame Inspection, or scheduled independently.

Frame Inspection: Inspect after the plumbing and mechanical systems are installed and ready for inspection, and all framing, fire-blocking, bracing, pipes, chimneys are complete, roofing installed, and windows in place and pre-caulk complete. Electrical must be "Approved for Rough-In Service." Water pipe and drain waste and vent piping shall be under water or air test, and the test observed by the building inspector.

Ceiling: In non-residential construction with drop ceilings, an inspection of the ceiling grid is required prior to the installation of ceiling tiles. Contractor shall verify seismic bracing requirements and schedule an inspection prior to placing ceiling tiles.

Energy/Insulation: Inspect after the framing, rough in plumbing, and rough in mechanical has been approved and the structure has been completely dried in, insulated, and caulked. Windows and insulation shall have their rating labels attached, insulation batts shall be labeled, and heating duct insulation values identified.

Wallboard: Wallboard inspections are required on all fire rated walls in commercial, multifamily, and single family, and is also required for all gypsum shear walls. Inspection should be done before covering any nailing or joints.

Special Inspection Reports: Items that required a special inspector review must have all final reports submitted to the area building inspector before final inspection. The required special inspection reports should be listed on the Special Inspection form.

Pre-Final: A pre-final inspection may be requested whenever "Holds" are in place that prevent a final inspection from being scheduled. This will allow for a building code inspection while you take care of satisfying the "Holds".

Final Building Inspection: Final inspection is made after the grading is completed, the site is stable, and the building is complete and ready for occupancy. Address and street name signs shall be posted. Most non-residential and multi-family projects are required to have all required landscaping, parking lot, storm drainage and any public improvements installed prior to final building inspection approval. It is the applicant's responsibility to coordinate with the various department inspectors to obtain approval of these items before calling for a final building inspection.

Occupancy: Homes shall not be occupied without an approved final inspection. Business and commercial occupancies shall have a Certificate of Occupancy issued prior to occupying the building or space. The Certificate of Occupancy shall be posted in the business or tenant space. Occupancy without an approved final inspection or Certificate of Occupancy is a violation of County Code, and violators may be subject to substantial fines and/or a vacation of structure.

Building Inspector	Phone	E-mail
Brad Trepus	253.798.2298	brad.trepus@piercecountywa.gov
Don Hill, Lead	253.798.2743	donald.hill@piercecountywa.gov
Eric Eagle	253.798.7241	eric.eagle@piercecountywa.gov
Larry Kelly	253.798.7396	larry.kelly@piercecountywa.gov
Lou Nozsar	253.798.7152	lou.nozsar@piercecountywa.gov
Larry Waters	253.798.2601	larry.waters@piercecountywa.gov
Mark Core	253.798.7208	mark.core@piercecountywa.gov
Michael Lee	253.798.2786	mike.lee@piercecountywa.gov
Sam Ball	253.798.7224	sam.ball@piercecountywa.gov
Troy Krueger	253.798.6853	troy.krueger@piercecountywa.gov

Re-inspection Fees

A \$110.00 fee is charged for each occurrence of the following:

- Not ready for inspection.
- Corrections not made from previous inspection.
- Approved plans not available at job site.
- No access to site and/or building.
- Address or lot identification not posted.

No further inspections will be done until the re-inspection fee is paid.

Requesting Refunds

An 80% refund of the permit (not plan review or surcharge) may be requested in writing within 180 days from the date of issuance if no work has started.

Video Inspections

Video inspection may be available for your required inspection or re-inspection corrections. Call (253) 798-2769 to inquire about a Skype Inspection.



Fire Inspection Types

A Fire inspection can be scheduled through the Fire Prevention Support Line at (253) 798-7179, select option #6.

Monitored Fire Alarm System: In accordance with National Fire Protection Association (NFPA) 72, verification/testing of; system design, all initiation devices, verification of audibility and visual devices, operability on standby power, and central communication links.

Fire Sprinkler Underground: In accordance with NFPA 24 verification/testing of; system design, tamping of trench base, pipe orientation, thrust blocking, trench fill, anti-corrosive treatments, joint security, hydrostatic pressure, functional flow/flush, fire department connections, and installation of devices and fittings.

Fire Sprinkler Aboveground: In accordance with NFPA 13, 13R, & 13D verification/testing of; system design, pipe installation, seismic bracing, hydrostatic pressure, supervisory devices, functional flow, signage, hydraulic plates, delivery time curve, tools, and spare devices.

Fire Protection Systems: In accordance with NFPA 96, 33, 91 Et al. verification/testing of; system design, mechanical activation, manual activation, interconnection, and notification.

Tank Removal/Installations: In accordance with NFPA 30, 31 Et al. verification/testing of; system design, secondary containment, LEL/UEL control, impact protection, spill control, emergency shut off, over-fill protection, signage, depth of cover, trench base, pneumatic integrity, shear valves, sacrificial anodes/cathodic protection, and tracer wire, Et al.

Fire Inspector	Phone	E-mail
Brooke Robinson	253.798.7030	brooke.robinson@piercecountywa.gov
Chris Spurlock	253.798.7193	christiver.spurlock@piercecountywa.gov
Cole Roberts	253.798.2647	cole.roberts@piercecountywa.gov
Patrick Young	253.798.7184	patrick.young@piercecountywa.gov

Site Development Inspections

A Site Development Permit is required in conjunction with most building permits. Site Development Permits regulate all aspects of site work including access, grading, drainage, erosion control, site stabilization, etc. You must obtain final inspection approval on your site development permit before you can schedule a final building inspection. Information about the Development Engineering inspection process is on your Site Development Permit, which can be accessed online at; www.PierceCountyWA.org/Permit. Additional assistance is available by calling the Development Engineering Inspection Support line at (253) 798-3762.

Site Development Inspector	Phone	E-mail
Arne Michaelson	253.798.3751	arne.michaelson@piercecounitywa.gov
Dennis Patterson	253.798.2539	dennis.patterson@piercecounitywa.gov
Bill Peterson	253.798.3156	bill.peterson@piercecounitywa.gov
Larry Fremont	253.798.7187	larry.fremont@piercecounitywa.gov
Logan Richmond	253.798.3747	logan.richmond@piercecounitywa.gov
Roger Jernegan	253.798.4062	roger.jernegan@piercecounitywa.gov
Sam Knox	253.798.3709	sam.knox@piercecounitywa.gov
Rod Gratzner	253.798.4653	rod.gratzner@piercecounitywa.gov