



City of Fernley
Building Division
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Building Official

Building Permits
Building Inspection
Building Plan Review
Disaster Assessment
Code Enforcement

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Building Department Handout

Basic Inspection Requirements

Scope: The following are our basic requirements of the customer to provide efficient inspection services to customers holding City of Fernley building permits:

1. All requests for inspections must be received by 4:00 via the phone line.
 2. Customers can call either office between 8:00- 8:30 am to discuss the inspection time.
 3. Post the address at the lot entry location (so the inspector can find you).
 4. The approved plans & permit card and any previous inspection reports must be at the job when the inspector arrives.
 5. The work to be inspected (including any system tests) must be ready for inspection or the inspector at his discretion may order a “recall” due to incomplete work.
 6. The work to be inspected must be made (safely) accessible. This includes ladders to access the roof and a clean site free of excessive scrap material (such as sheetrock) which impede the inspector from performing the inspection.
 7. The work must comply with both the approved drawings and the building codes. The inspector may require any changes to be approved by the plan reviewer prior to his inspection.
 8. Typical Residential Inspections will be:
 - Foundation inspections include footing, stem wall and under slab prior to placing concrete.
 - Underfloor inspections prior to installing plywood subfloor. You may delay under-floor vapor barrier and insulation due to (wet) weather... discuss w/Inspector.
 - Utilities – All trenches behind Electrical and Gas meters. Testing of new lines.
 - Roof-Framing inspection required prior to covering.
 - Shear nails inspection of wall sheathing including required structural hold-downs.
 - Stucco or veneer lath inspection.
 - Rough frame, electric, plumbing & HVAC inspection including leak tests. Building must be essentially weathered-in including roofing all doors and windows weather protection around the building.
 - Building insulation, thermal wrap, ductwork leak test, etc. Recent code changes have increased the scope of this inspection including certifications of compliance.
 - Wall Board nails inspection and Shower pans.
 - Final Utilities to get services approved. These inspection are Heat and Perm Power.
 - Final Building Certificate of Occupancies – All work under permits is completed.
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