



PINAL COUNTY
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REGULATIONS GOVERNING

Commercial/T.I. Inspection Requirements

PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING SAFETY DIVISION
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INFORMATION
BULLETIN

017A

March 2013

This bulletin is only a guideline and is not intended to be a complete list of requirements. The permit holder or designated agent must call for one or more of the following inspections when the work is ready to inspect. A copy of the County approved building plan, site plan and the inspection record card must be on the job-site and accessible for each requested inspection. Address must be posted and visible from street.

Inspection type

93: Demolition

Basic items required

Verifying all utilities are properly terminated and capped off. (gas, electrical, water, sewer) If only a portion of the structure is being demolished, ensure remaining structure integrity is maintained.

12: On Site Utilities

From the utility tap to 5ft from the structure, inspect size, depth and material of utilities.

11: Footing Design & Setback

Lower section of foundation. Depth, width, placement & size of reinforcement steel. (vertical, horizontal) Setbacks according to County approved site plan. (Identify property line for accurate measurement.) Grade pins for footing thickness. Ufer ground must be in place at electric meter location.

13: Stem Wall

Concrete forms in place. Size & location of reinforcing steel, width & placement of any hold down straps per approved plans prior to pouring any concrete or grout.

21: Tilt Up Panel Weld Plates

Inspect to engineered plans.

14: Under Slab/Rough Plumbing

Material, size, slope/ fall, fittings, cleanouts. Water test on waste lines with a minimum 5' stack filled. On water lines connected to line pressure or under air test to be not less than 50 psi for at least 15 minutes or manufacturer's recommendation for other than copper. Must be bedded in sand or approved material. Water lines must be protected from contact with concrete per code and manufacturers requirements.

15: Pre Floor

Soil compaction, protection of waste and water lines. Depth, width & placement of any required reinforcement steel and check for proper slab thickness. Termite treatment prior to pouring slab.

16: Pre Post Tensioned Slab

Third party inspection required along with Pinal County inspection. Refer to Inspection type 11: (Footing Design & Setback) and Inspection type 15 (Pre Floor) for requirements.

17: Under Slab Electric

Under slab conduit or approved direct burial cable for depth, size & type prior to burial or backfill.

22: Under Slab Mechanical

Size and approved material must be rated for underground installation.

25: Roof Nail

Roof sheathing (OSB or plywood) installed and nailed per current building codes and/or approved plan. Proper material, spacing, and blocking prior to installing roof covering.

26: Strap & Shear

Check all hold downs, anchor bolts and the installation of shear walls per approved plan.

20: Frame (Incl trade rough-ins)

Rough Plumbing, Rough Electrical, and Rough Mechanical need to be completed and inspected at this stage. No insulation or wall covering shall be installed until this inspection has passed.

33: Fire Stopping/Proofing

Proper material used, spacing and placement.

23: HVAC System

Inspect equipment and duct system per approved plans.

24: Electrical System

Inspect sub panel, SES panel, wiring size and placement of wiring.

92: Kitchen Exhaust

Inspection of exhaust hood, duct work, fire extinguishing system.

31: Grout (Every 4' Max)

Cells in masonry block with reinforcing steel per approved plans before pouring grout.

32: Bond Beam

Horizontal steel as required by approved plans prior to pouring grout.

41: Drywall Fasteners

Proper types of material, specific nail and/or screw spacing.

42: Lath (Before Stucco)

Installation of insulation foam board, lath wire, vapor barrier, weep screed. Caulking of all penetrations of vapor barrier and/or foam board and sill plate. Lath to be complete prior to Frame inspection.

91: Above Ceiling

Final rough ins (HVAC, electrical, etc.)

51: Electrical Service

Electrical wires are terminated to circuit breakers, all grounding and bonding installed. Breakers are labeled. All fixtures, switches and receptacles installed. Access to inside of home required.

52: Gas Service Line

Minimum 3psi for 10 minutes. Gauge scaled to be no larger than 15 psi. It is the owner's responsibility to have line pressurized at time of inspection. Minimum depth size for metal piping: 12", non metallic piping 18". Yellow 18 gauge tracer wire suitable for direct burial and exposed at both ends. See Bulletin 009 for more information.

53: Sewer Line

Size, material of piping. Solid bed of sand or approved material for backfilling. Green 18 gauge tracer wire suitable for direct burial extending from cleanouts down to sewer connection. Septic lines, tank and disposal field are inspected by the Pinal County Environmental Health Department (520) 866-6642

54: Construction Power

For construction power and testing purposes only. One 20amp GFCI protected outlet with weatherproof cover located under electrical panel

55: Water Line

Piping from meter to structure. On water lines connected to line pressure or under air test to be not less than 50 psi for at least 15 minutes or manufacturer's recommendation for other than copper. Non metallic piping 18 gauge blue tracer wire suitable for direct burial and exposed at both ends.

90: Building Final

Inspect to assure compliance with Building Code requirements and approved plans.
NOTE: If the inspection requires gas service to be turned on, a code 52 must also be scheduled.

94: Conditional C of O

Inspect to assure compliance with Building Code requirements and approved plans per the Building Official.