

TOWN OF COWLEY

INSPECTIONS

The permit holder or an agent of the permit holder must notify the building official when the work is ready for inspection. In addition to special inspections which may be necessary, the following inspections are required:

1. **FOUNDATION INSPECTION:** To be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, forms shall be in place prior to inspection. All materials for the foundation shall be on the job, except where concrete is ready mixed in accordance with U.B.C. Standard No. 26-13, the concrete need not be on the job. Where the foundation is to be constructed of approved treated wood, additional inspections may be required by the building official.
2. **CONCRETE SLAB OR UNDER-FLOOR INSPECTION:** To be made after all in-slab or under-floor building service equipment, conduit, piping accessories and other ancillary equipment items are in place but before any concrete is placed or floor sheathing installed, including the subfloor.
3. **FRAME INSPECTION:** To be made after the roof, all framing, fire-blocking and bracing are in place and all pipes, chimneys and vents are complete and rough electrical, plumbing and heating wires, pipes and ducts are approved.
4. **LATH AND/OR GYPSUM BOARD INSPECTION:** To be made after all lathing and/or gypsum board, interior and exterior, is in place but before any plastering is applied or before gypsum board joints and fasteners are taped and finished.
5. **FINAL INSPECTION:** To be made after finish grade and building is completed and ready for occupancy.

Other inspections and a survey of the lot may also be required by the building official to verify compliance of the structure with the provisions of the Uniform Building Code and other laws enforced by the code enforcement agency.

The building official will either approve that portion of the construction as completed or will notify the permit holder or an agent of the permit holder wherein the same fails to comply with the law.

TO CONTACT THE BUILDING OFFICIAL FOR AN INSPECTION CALL 548-2317
OR THE TOWN HALL AT 548-7700.

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FOOTING AND FOUNDATION REQUIREMENTS

Garage unattached: Minimum 12" X 12" footings and foundation under 1,000 square feet with 2 rebar. Minimum 12" X 18" footings and foundation over 1,000 square with 2 rebar. Monolithic concrete slab may be used over and under 1,000 square foot, unattached or uninhabited building.

Masonry garage or uninhabited building: as per Uniform Building Code, 24" depth footing and foundation bottom of footing to ground level.

New construction adjoining existing structure shall match old footings and foundation with a minimum of 24" bottom of footings to ground level.

New construction to be inhabited: 42" minimum bottom of footings to ground level.

New construction, garage attached: 24" minimum bottom of footings to ground level.

Call the building inspector at 548-2317 or town hall at 548-7700 to request an inspection.

WINDOWS

Windows in habitable rooms must be sized not less than one tenth of the floor area of the room with a minimum size of 10 square feet. All egress or rescue windows from sleeping rooms must have a minimum net clear opening of 5.7 square feet. The minimum net clear opening height dimension must be 24 inches. The minimum net clear opening width dimension must be 20 inches. Where windows are provided as a means of egress or rescue they must have a finished sill height not more than 44 inches above the floor.

Call the building inspector at 548-2317 or town hall at 548-7700 to request a plan review before starting construction.

RESHINGLE

Call the building inspector at 548-2317 or town hall at 548-7700 to request an inspection after old shingles have been stripped and/or before beginning to install new shingles. There is to be one roof vent for every 150 square feet of roof. The roofing felt is to be a minimum of 30 pound.

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COMMERCIAL

Any commercial new construction or remodeling requires a permit from the State before any work begins.

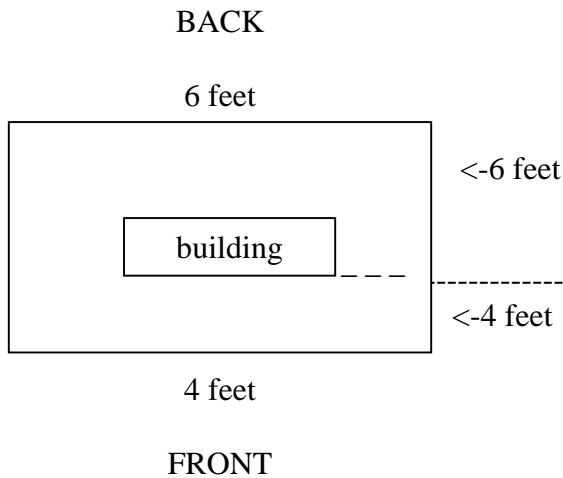
ELECTRICAL

An electrical inspection should be requested from the State Electrical Inspector.

FENCE

Call the building inspector at 548-2317 or town hall at 548-7700 to request an inspection after the job is completed.

Fences are to be no higher than 6 feet in the back and sides and no higher than 4 feet in the front of the building as shown by the diagram.



A fence may be built on the property line.