



KLAMATH COUNTY

COMMUNITY DEVELOPMENT DEPARTMENT

Building Division, Planning Division, Code Enforcement, On-Site Sanitation, Parks and Solid Waste Division

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NOTICE TO THE BUILDER

BACKGROUND

Klamath County Building Division requires plan review, permits, and inspections for most structures. The following information is designed to ensure all inspections are scheduled correctly and the appropriate steps are taken to remedy items found non-compliant with State building codes.

REQUIREMENTS

- Construction documents (approved plans, truss package, energy compliance path, and manufacturer installation instructions) shall be kept on building worksite at all times while authorized work is in progress per ORSC 106.5.
- The work completed must comply with the approved construction documents, including specifications, drawings, and any other information related to the project.
- Any changes, modifications, or alterations from the approved construction documents must have prior approval from the Klamath County Building Division.
- No structure, or portion thereof, being constructed or altered can be occupied lawfully until the final building inspection is completed and recorded.
- Approval of submitted plans is not approval of any omission or oversight by this office, or of any non-compliance of any requirement of the adopted code in affect, as referenced in the approved set of plans, including Oregon Residential Specialty Code, Oregon Plumbing Specialty Code, National Electrical Code, or other laws and ordinances that affect completion and lawful occupancy of this project.
- Construction or work for which a permit is required shall be subject to inspection by the *Building Official* and such construction or work shall remain accessible and exposed for inspection purposes until *approved*.

TYPES OF INSPECTIONS

In order to maintain clarity and consistency from project to project, here is a list of inspections that may be required before continuing forward to the next phase. These are the most common/frequent inspections needed. There may be some inspections not required that are listed, and there may be some inspections that are required but are not found on this list.

Do not cover until the following approvals (Accela Inspection ID# > Accela Description):

- Foundation:
 - 1110 > Footing
 - 1120 > Foundation/Stem Wall
 - 1155 > CMU Wall
 - 1150 > Slab/Flatwork
 - 1140 > Post Holes (pole buildings, decks, ground mount solar, etc.)
 - 1160 > UFER Ground
 - 2040 > Under Slab/Trench (Mechanical)
 - 4140 > Under Slab/Trench (Electrical)

- 3150 > Under Slab/Trench (Plumbing) *Test Required*

Do not install sub floor until the following approvals:

- Under Floor:
 - 2200 > Mechanical (ducting, dryer exhaust, gas piping, etc.)
 - 4500 > Electrical
 - 3170 > Plumbing *Test Required*
 - 1220 > Under Floor Framing/Post & Beam

Do not insulate until the following approvals:

- Rough-In:
 - 1630 > Roof Sheathing
 - 1520 > Interior Shearwall (OSB, Plywood, Gypsum, etc.)
 - 1530 > Exterior Shearwall
 - 1550 > Firewall/Fire Rated Construction (ex: wall between garage & house)
 - 2250 > Gas Piping/Pressure Test
 - 2300 > Rough Mechanical
 - 4500 > Rough Electrical
 - 3500 > Rough Plumbing *Test Required*
 - 1260 > Framing
- Other inspections:
 - 1440 > Insulation Ceiling
 - 1430 > Insulation Walls
 - 1410 > Underfloor Insulation
 - 1460 > Insulation
 - 1550 > Firewall/Fire Resistant Rated Wall & Penetrations
 - 2140 > Wood Stoves, Pellet Stoves, Inserts *Solid Fuel Form Required*
 - 2150 > Masonry Chimney
 - 3560 > Shower Pan
 - 3300 > Water Service *Test Required*
 - 3200 > Sanitary Sewer *Test Required*
 - 4220 > Electrical Service
- Final Inspections:
 - 1999 > Final Building
 - 2999 > Final Mechanical
 - 3999 > Final Plumbing
 - 4999 > Final Electrical

FREQUENTLY MISSED ITEMS

Here is a sampling of some frequently missed items encountered during inspections:

- Fasteners into pressure-treated wood, including nuts and washers, shall be hot-dipped, zinc-coated galvanized steel, stainless steel, silicon bronze, or copper.
- Siding used as shear shall be fastened with aluminum, galvanized, stainless steel, or rust-preventative coated nails or staples.
- Fasteners used in shear panels shall be of an approved size and attached according to shear wall schedule unless noted otherwise on plans.
- Metallic piping and fittings used for gas shall be coated with a corrosion-resistant material.
- Safety caps are required on outdoor units with refrigerant.
- Shower pans built on site need inspection prior to tiling.
- Backflow devices need to be tested at time of install and a report made available by a certified backflow tester.
- All underground piping and conduit needs inspected prior to backfilling of the trench.