
BUILDING INSPECTION INFORMATION

CONSTRUCTION WORK WITHIN THE CITY OF MIDWAY:

City ordinances limit construction work to between the hours of 7:00 a.m. and 9:00 p.m. Monday through Saturday, and 9:00 a.m. - 6:00 p.m. Sundays. This includes all exterior construction, excavation, and delivery of supplies and concrete. Interior work and special conditions may be allowed. A full copy of the ordinance is posted in the Midway City offices.

WHAT IS AN INSPECTION?

A building inspection is the way that the City ensures that new and remodeled buildings are constructed according to the building codes, and to the approved plans.

WHEN IS AN INSPECTION NEEDED?

Any work which requires a permit will require inspections. When a permit is issued, a **Building Permit card** will be issued. This card must be available on the job site for all inspections. An inspection request can be made by calling (435) 654-7441. The site set of city-approved plans must also be available on site for each inspection, as well as the previous inspection report for any reinspections. Inspections are performed anywhere between 8:00a.m.-5:00 p.m. as light permits. Inspections scheduled must be ready by 8:00 a.m. The property must be identified with lot number or address posted for us to find it!

HOW CAN AN INSPECTION BE ARRANGED?

An inspection request can be made by calling Midway City at (435) 654-7441 between the hours of 8 a.m. - 4:00 p.m., at least one day before the required inspection. During the busiest times of the year, next-day inspections may not be available. When calling to request an inspection, please have the following information available:

- 1) The building permit number.
- 2) Type of inspection required.

REINSPECTIONS

Midway's reinspection fee is \$50.00. The first reinspection for a project is at no charge, after which reinspection fees will be assessed. Reinspection fees are assessed for the following reasons:

- 1) The approved site set of the permit packet is not on site
- 2) Inspection was called before all the corrections have been made
- 3) Inspection is not ready and has not been cancelled
- 4) Structure is locked or inaccessible

The contractor or owner is responsible to make the site accessible for the inspector. This means any ladders to access all areas of the building.

REQUIRED INSPECTIONS INCLUDE:

- 1) **Temporary Power:** This is an inspection of the temporary power pedestals for construction power. Usually done prior to the footing inspection.
- 2) **Footing:** This inspection is done after the placement of the footing forms and all necessary rebar, but before any concrete is poured. Setbacks are measured at this time, and the UFER location is documented.
- 3) **Foundation:** This inspection is performed after foundation forms and reinforcing steel are in place, but prior to pouring any concrete. Any hold downs or special anchors must be on site.
- 4) **Underground:** This inspection is performed after underground plumbing, electrical and mechanical have been installed. The underground plumbing test will be observed at this inspection.
- 5) **Crawl-space foundations** require a floor framing inspection prior to the installation of the floor sheathing.
- 6) If the floor is to be dropped, the anchor bolts require inspection prior to covering.
- 7) **Shear & Structural:** This inspection is made after the plywood roof sheathing has been installed and nailed, and all structural

requirements from engineering have been completed. *Items checked are shear nailing, holddowns, anchor bolts, floor joists, trusses, beams, headers, posts as well as all hardware connections. All points of bearing are also checked. The approved site set of the permit packet must be on site for this inspection.*

- 8) **Rough-ins or 4-way:** is required when the roof covering is installed, exterior doors and windows are installed and any necessary framing repairs are done, as well as all electrical, plumbing and heating systems installed and the shear inspection has been approved.
- 9) **Gasline:** this inspection can be done separately or at the 4-way. If it is needed at the same time as the 4-way, you must order it then.
- 10) **Weather Barrier/Flashing:** This inspection can be performed as soon as after the shear inspection has passed. The weather-resistive barrier on the structure and all flashing will be inspected. This is a state-required inspection. This might also be done at the time of the stucco or stone lath inspection.
- 11) **Insulation:** The Res-check needs to be on site for this inspection, where insulation values for areas to be covered by finish materials is checked. The blown-in and unfinished basement insulation values are checked at final.
- 12) **Lath:** Exterior lath for one-coat stucco system or masonry is inspected per listings of the system. ES listing report is to be on site for this inspection.
- 13) **Fire-resistive-rated wallboard inspection.** The fire wallboard inspection is prior to any taping and mudding.
- 14) **Permanent Power:** This is required before Heber Light and Power will set the meter on the building. We look at both main and sub panels, which are to be made up with the covers OFF, UFER ground, water ground or bond, and the meter base outside.
- 15) **Final:** This last inspection will occur when all fixtures are in place and the building is ready for occupancy. All exterior grading and installation of any retaining walls required due to exterior ground slope are required to be completed.