



**Building Inspection Department
205 North 4th Street
Beatrice, Nebraska 68310**

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Required Inspections

Construction or work for which a permit is required shall be subject to inspection by the Building Official or his designated authority and such construction or work shall remain accessible and exposed for inspection purposes until approved. It shall be the duty of the permit holder to cause the work to remain accessible and exposed for inspection purposes. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

Inspection requests – It shall be the duty of the permit holder or their agent to notify the Building Official that such work is ready for inspection. It is the responsibility of the permit holder to schedule ALL inspections, neither the Building Official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection or failed inspections caused by the permit holder not scheduling inspections. It shall be the duty of the person requesting any inspections required by this code to provide access to and means for inspection of such work.

Inspection agencies – The Building Official is authorized to accept reports of approved agencies, provided such agencies satisfy the requirements as to qualifications and reliability. Reports include but not limited to; Truss packages, floor joist packages, footing and foundation design, structural designs and other specific reports required. In Some case ‘Special Inspections’ may be required by qualified agencies.

Approval required – Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the Building Official. The Building Official upon notification shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or shall notify the permit holder or an agent of the permit holder wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered until re-inspected and approved.

Preliminary Inspection – Before issuing a permit, the Building Official is authorized at his discretion to examine or cause to be examined buildings, structures and sites for which an application has been filed.

Types of Inspections Required

Footing Inspections – Footing inspections shall be made after excavations for footings, trenches, basement, piers or poles are complete and any required reinforcing steel is in place, prior to any placement of concrete. The footing inspection shall include any excavations for thickened slabs intended for the support of bearing walls, partitions, structural supports, or equipment and special requirements for wood foundations.

Foundation Inspections – Inspection of the foundation shall be made after any required forms erected and any required reinforcing steel is in place and supported prior to the placing of concrete. The foundation inspection shall include any excavations for thickened slabs intended for the support of bearing walls, partitions, structural supports, or equipment and special requirements for wood foundations that were not included in the footing inspection.

Monolithic Slab / Under-slab Inspections – Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, electrical conduit, plumbing pipe accessories and other equipment items are in place, but before any concrete is placed or floor sheathing installed, including the sub-floor. The foundation inspection shall include any excavations for thickened slabs intended for the support of bearing walls, partitions, structural supports, or equipment and special requirements for wood foundations. Monolithic Slab Inspections will include all items listed above including the footing and reinforcing steel as required.

Waterproofing & Foundation Drainage – Prior to any backfill the Building Official must inspect for Water-proofing or damp-proofing and the proper installation of drain tile.

Fire-resistance-rated construction and penetration inspections – Where fire-resistance-rated construction is required between dwelling units or due to location on property (duplexes, townhouses, apartments, commercial buildings), the Building Official shall require an inspection of such construction after all lathing and/or wallboard is in place, but before any plaster is applied, or before wallboard joints and fasteners are taped and finished.

Fire-resistant penetrations – Protection of joints and penetrations in fire-resistance-rated assemblies shall not be concealed from view until inspected and approved.

Plumbing, Mechanical, Gas and Electrical Systems inspection – Rough inspection of plumbing, mechanical, gas and electrical systems shall be made prior to covering or concealment, before fixtures or appliances are set or installed, and prior to framing inspection. This inspection will include all chimney, flue, fireplace inserts, and any accessories are in place. To include any concealed system requiring inspection per the International Codes or the NEC (National Electrical Code).

At this time the plumbing drain and vent system will be required to have a pressure test as per the International Plumbing Code®, this inspection may be completed at anytime prior to the framing inspection.

Exception: Back-filling of ground-source heat pump loop systems tested in accordance with Section M2105.1 prior to inspection shall be permitted.

State Electrical Inspection must be completed and the appropriate sticker in place prior to the Building Official approving the framing inspection

Framing Inspection – Framing inspections shall be made after the roof deck or sheathing, exterior brace wall panels or siding, all framing, fire-blocking, draft-stopping and bracing are in place. Framing inspection will not be completed until all plumbing, mechanical, gas and electrical systems, chimney, flue, fireplace inserts and accessories are in place are inspected and approved.

Roofing Inspection – During the roofing phase this inspection will verify proper flashing, felt and installation of roofing materials. This is a one time inspection and the roofing material may be in the installation process as long as the Building Official can verify placement of the felt and flashing. This inspection may be scheduled as roofing is being installed.

Masonry / Exterior Finish Inspection – Exterior masonry inspection shall be required during the installation phase of any brick or stucco installation. This inspection will be ensuring that proper water barriers are in place; all ‘weep’ holes are in place, proper flashing is installed, proper anchorage ties are installed. Any hardboard or regular siding installed will be inspected during the framing inspection.

Reinforced Masonry & Insulating Concrete Form (ICF) wall inspections – Reinforced masonry walls and insulating concrete form (ICF) walls shall be inspected after all reinforcing steel in place and prior to placement of grout or concrete. Inspections shall verify the correct size, location, spacing, and lapping of reinforcing. For masonry walls, inspection shall also verify that the location of grout cleanouts and size of grout spaces comply with the requirements of the code.

Final Inspection – Final inspection shall be made after the permitted work is complete and prior to any occupancy of the structure. Temporary occupancies may be granted if the Building Official finds enough evidence to allow safe occupancy of the structure and its components.

Certificate of Occupancy – No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the Building Official has issued a ‘Certificate of Occupancy’ therefore as provided herein. Issuance of a ‘Certificate of Occupancy’ shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. A ‘Certificate of Occupancy’ will be considered ‘Conditional’ if any inspections are missed thru the lack of scheduling by the permit holder and may become a permanent record at the Register of Deeds Office.

Other Inspection – As required

Other Inspections – In addition to the inspections specified, the Building Official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws that are enforced by the City of Beatrice – Community Planning & Building Inspections Department.

Floodplain Inspections – For construction in areas prone to flooding upon placement of the lowest floor, including basement, and prior to further vertical construction, the Building Official may require submission of documentation, prepared and sealed by a registered design professional, of the elevation of the lowest floor, including basement.

Energy Efficiency Inspections – Inspections shall be made to determine compliance with chapter 11 and shall include, but not be limited to, inspections for: envelope insulation R and U values, fenestration U value, duct system R value, and HVAC and water-heating equipment efficiency.

Special Inspections – In certain cases ‘Special Inspections’ will be required by the Building Official. Where application is made for construction as described in this section, the owner or the registered design professional in responsible charge acting as the owner’s agent shall employ one or more special inspectors to provide inspections during construction on the types of work of the particular type of construction or operation requiring special inspection.

Special Inspections Report requirement – Special inspectors shall keep records of inspections. The special inspector shall furnish inspection reports to the Building Official, and to the registered design professional in responsible charge. Reports shall indicate that work inspected was done in conformance to approved construction documents. Discrepancies shall be brought to the immediate attention of the contractor for correction. If the discrepancies are not corrected, the discrepancies shall be brought to the attention of the Building Official and to the registered design professional in responsible charge prior to the completion of that phase of the work. A final report documenting required special inspections and correction of any discrepancies noted in the inspections shall be submitted at a point in time agreed upon by the permit applicant and the Building Official prior to the start of work or the occupancy of any structure.