



City of White Bear Lake
Building Department
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INSPECTION INFORMATION & REQUIREMENTS

All permits issued are assigned required inspections. These inspections are listed on the inspection record card. The inspection record is to be posted on the job site upon the start of work until the final inspection has been performed and passed, any job site plans must also accompany the inspection record card. A 24-hour notice is required for all inspections (period is subject to change during busy times). All construction work shall remain accessible and exposed for inspection purposes until approval from the Building Department Staff. Below is a description of types of inspections and the typical sequence of inspections.

Erosion Control: Erosion control measures shall be established prior to the start of construction and maintained throughout the project. Perimeter erosion control measures shall be established by means of entrenched silt fence, bio logs, or other acceptable methods approved by the building department. Storm drain inlets shall be covered to prevent intrusion of soil into the city storm drain piping system. All public sidewalks and streets shall be kept clean or dirt and debris at all times.

Footings: Inspection to be completed after trenches or postholes are excavated, forms are erected and reinforcing steel is in place. Footing inspections must be approved before any concrete is poured. At the time of the footing inspection, setbacks are verified. Be prepared to show proof of the property line location by exposing survey corner stakes and pulling a string to define the property line or have a surveyor place offset stakes adjacent to the excavations perimeter that can be relied upon to confirm the location of the footing.

Foundation Water Proofing: To be completed after all foundation walls are water proofed, insulated and exterior draitile in installed. Waterproofing shall extend from the top of the footing, up the wall and across the top of block.

Poured Wall: Inspection to be completed after all concrete foundation wall forms and rebar are in place but *before* any concrete has been poured.

Foundation: This inspection is be completed prior to backfilling; and water proofing and required sub-grade insulation is approved.

Plumbing Underground: Per Minnesota Plumbing Code, the plumbing contractor shall provide all test equipment and labor necessary to accomplish the air test (5 PSI for 15 minutes). Inspection to be completed once all underground plumbing pipes are installed and the inspection shall be made prior to any pipes being covered with backfill.

Plumbing Rough In: Per Minnesota Plumbing Code, the plumbing contractor shall provide all test equipment and labor necessary to accomplish the air test (5 PSI for 15 minutes). Inspection to be completed once all the above ground drain, waste and vent piping have been installed and the inspection shall occur prior to any pipes being covered with concrete, insulation or sheetrock.

Sub-slab Radon: Inspection to be completed once the passive radon mitigation sub slab piping is in place,

covered with a layer of 6 Mil gas membrane, and should be installed over the entire floor area. Laps in the membrane shall be lapped 12". The membrane should fit closely around any penetrations in the membrane. All punctures and tears shall be repaired. This inspection is to occur prior to pouring the concrete floor.

Shower Pan: Field constructed shower receptors shall be tested for water tightness by filling with water to a level of the rough threshold. The test plug shall be so placed that both the upper and under sides of the sub pan are subjected to the test. The pan should be filled with water & the water line should be marked.

Mechanical Rough In: Inspection to be completed when all ductwork and piping is stalled. All joints in the mechanical ductwork are to be taped or sealed with a mastic. All return air plenums are to be ducted. Stud cavities are no longer allowed to be used to convey return air. Ductwork run through unconditioned space shall be insulated with an R-8 and will require duct blast testing upon completion of the project.

Gas Line Air Test: Gas lines shall be tested at 25 psi for not less than 30 minutes. All gas lines should be properly sized and supported.

In-Floor Radiant Heat: Inspection to be completed after all insulation and tubing are placed and the piping is pressurized to 100 pounds of air for a minimum of 15 minutes, but prior to pouring the floor.

Rough Electrical: Inspection to be completed after all electrical circuit wiring has been run. Inspections need to be scheduled with Pete Togle, White Bear Electrical Inspector. He takes calls Monday thru Friday between 7:30 am & 9:30 am at 763-754-2983 OR schedule online at www/togleinspections.com

Framing: Inspection to be completed after the roof, all framing, wind wash protection, fire blocking, truss bracing, pipes, chimneys and vents are installed. The exterior envelope of the structures must be weather tight. All windows and doors must be installed with the proper flashing and weather barrier seal. The truss specification must be on site during this inspection. **All rough in electrical, plumbing and HVAC must be completed and approved prior to framing inspection.**

Basement Framing: To be completed after all framing, fire blocking, truss bracing and fire stopping are installed. This inspection must be approved before any work is covered up.

Insulation: Inspection to be completed after all insulation, rim joist insulation, caulking, fire stopping, air chutes and vapor barriers are installed. This inspection must be approved before any work is covered with sheetrock.

Ice & Water Roofing Barrier: Ice & Water Inspection options: On-site inspection prior to shingle installation, pictures may be posted with the permit card and an inspection called in or pictures can be provided via email to buildingdepartment@whitebearlake.org. Flat roof insulation must be inspected (pictures are not allowed). All seams shall be taped.

Housewrap: Housewrap inspection options: On-site inspection prior to siding installation, pictures may be posted with the permit card and an inspection called in or pictures can be provided via email to buildingdepartment@whitebearlake.org. Housewrap shall be applied in accordance with the wrap manufacturer's instructions.

Lath: Inspection to be completed after two layers of felt and wire mesh have been installed and prior to the first scratch coat being applied.

Fireplace: Inspection to be completed once the unit is installed with the framing around line unit and any required fire stopping are in place but prior to covering up or concealing. A gas line air test to the unit is required for natural gas fireplaces (25 PSI for not less than 30 minutes).

Radon: Inspection to be completed once the passive radon piping has been installed from the slab up to and through the roof. Radon piping should be properly labeled "radon gas vent system". Radon pipes in unconditioned space shall be insulated with an R-4, a clearance 24" in diameter & 36" high shall be provided or the installation of a filter fan in the attic area.

Wallboard: To be completed after all wallboard is installed and all fasteners are in place, prior to taping.

Plumbing Final: Inspection to be completed after all fixtures are set and caulked and all water pipes are run. The plumbing contractor or homeowner shall supply all labor and equipment to accomplish the final manometer test.

Mechanical Final: Inspection to be completed after mechanical equipment and gas lines are installed and are operational.

Pervious Pavers: Where an engineering subgrade soil is required, an inspection shall be schedule to verify the required subgrade soil is in place prior to setting pavers. Upon completion of all work, a final inspection is required.

Final Electrical: Inspection to be completed after all electrical wiring is connected and ready for use. Inspections need to be scheduled with Jim Pete Tokle, White Bear Electrical Inspector. He takes calls Monday thru Friday between 7:30 am & 9:30 am at 763-754-2983 or online at www.tokleinspections.com

Final Building: Inspection to be completed when all building construction is complete and after the final plumbing, HVAC and electrical have been approved.

Fire: Inspections need to be schedule with Kurt Frison, White Bear Fire Marshal at 651-762-4842.

Certificate of Occupancy / Temporary Certificate of Occupancy: If applicable: if a C of O is an inspection type, it will be issued upon completion and approval of all required inspections. Temporary C of O's may be issued at the discretion of the Building Inspector. An example of a Temporary C of O would be a project being completed in winter where the final landscaping cannot be installed until spring. A Temporary C of O will be issued listing all outstanding conditions, a deadline date to complete all conditions and a re-inspection date to verify completion of all outstanding conditions.

Sewer and Water: Inspection to be completed after the sewer and waterlines have been installed. Tracer wires shall be run along and in line with the utility piping. At the time of inspection, the sewer piping shall be placed on an air test for the inspector. (5 PSI for 15 minutes). The water piping will need to be connected and will need to be flushed in the presence of the inspector. Additional inspections that may apply to sewer and water permits include: Hydrostatic testing and conductivity testing of fire suppression service lines.

Please read all comments or additions notes on the permit, which may contain other inspection information or contacts.