

# Washington County Planning Department

Building Permits & Inspections \* Land Use Planning \* Flood Plain Management \* E-911

## **BUILDING INSPECTIONS – please read carefully!!!!**

The primary building inspector is in the office from 8:00 am - 10:00 am for plan review and questions.

All inspections require a minimum 24-hour notice. Inspections will then be scheduled for the **next available time**. **All scheduling will be handled through the office.**

Washington County has one inspector that will inspect all but electrical projects Monday - Friday.

State inspections will need to be passed before county inspections will be scheduled. For all ELECTRICAL permits and inspections, please contact the Nebraska State Electrical Division <https://electrical.nebraska.gov/inspections-inspectors>

**\*\*PLEASE PLAN ACCORDINGLY!\*\***

The following is a list of general inspections that are performed in Washington County. Please refer to your approved permit for project specific requirements.

**Building:** Footings, Deck/Porch Footings, Sill Plate, Framing, Insulation (before drywall), Drywall, Final

- Column posts supporting roof beams shall be inspected for tie downs **before** covering.
- Houses will require a whole house blower door test be submitted to the office **prior** to final.
- ResCheck certificate is to be signed by a 3<sup>rd</sup> party or General Contractor and submitted to the office **prior** to final.

**Mechanical:** Air Conditioning, Furnace, Heat Pump, Geothermal, Radiant Heat, Rough-in, Final

- Duct leakage testing required if ductwork is outside of the thermal envelope for new homes/additions.

**Plumbing:** Groundwork, Rough-In, Final. (Inground pools require a water pressure test. Commercial will require Air/Water Test)

**Radon:** Groundwork (after poly, before cement floor is poured), Rough-In (after concrete seems & penetrations are sealed), Final

**Septic:** Partial, Final (application process will require plot plan showing locations of tank, laterals, well, geothermal wells and location of perc tests.)

**Erosion Control:** Initial, maintenance, Seed/Sod (final). Required in all areas of the county's jurisdiction.

**\*\*Please note that framing and rough-in inspections need to be scheduled at the same time\*\***

**The permit shall become invalid** if the work authorized by such permit (1) is not commenced within 180 days after its issuance; (2) is suspended or abandoned and does not show progress every 180 days; or (3) is not completed by the expiration date.

The County makes every attempt to have a temporary inspector when our primary inspector is not available for inspections.

### **PERMIT EXPIRATION TERMS**

**New House Construction**

2-year expiration

(And all associated sub permits)

**New Commercial Construction**

2-year expiration

(And all associated sub permits)

**Other Permits**

180 Days expiration

Building Permits, (accessory buildings, remodels, additions, decks, etc.), Grain Bins, Roofing/Siding/Gutters

**Stand Alone Trades**

30 Days expiration

Mechanical, Plumbing & Septic not associated with any other permit/project

**Expiration**

Prior to the permit expiration date, extensions may be granted upon approval of the Building Inspector. Please contact the office to request an extension.

**\*\* All deposits may be forfeited upon permit expiration. \*\***

**Inspections**

All required inspections must be completed prior to the permit expiration date. Please schedule all required inspections with the office as soon as possible.

**Reminder**

All permits must be issued **prior** to the start of construction, or the **permit application fee is double**.