ORDER of RESIDENTIAL CONSTRUCTION EVENTS
(A GUIDE ONLY PREPARED AS A COURTESY BY TY CONSTRUCTION CONSULTANTS)

PRIOR TO PLAN SUBMITTAL TO CITY

Property should have been checked for zoning, deed restrictions, and HOA restrictions. Have knowledge of surface and subsurface soil conditions and drainage. All corners of the property should be identified by property pins or stakes.

AFTER PERMIT IS ISSUED

Quite often authorities that issue permits require a Pre-Site Inspection before any work on the property can commence.
Have all property corners staked by registered Surveyor.
Have proposed lowest finished floor elevation grade stake in place.
CALL FOR LOWEST FLOOR INSPECTION 1

SITE WORK AND DEMOLITION
Identify property, post the permit or have on hand for inspections.
Order water meter if one is required.
Have sanitary provisions available and temporary electric if necessary.
Demolition and clear land ready for preparation of building pad.
Blue Stake or know where all underground utilities are before any excavation.
Grade, cut and fill as required for pad and test compaction of building pad.
Have all lot corners, setbacks and grade stakes restored and in place by registered surveyor
Layout and excavate building footings.
Soil test for compaction before installation of steel reinforcing.
Install rebar with correct overlaps and held off bottom of trench.
Have electric ground wire (UFER) installed in trench at proper location.
String line the property so building setbacks can be identified by the inspector.
Note: Inspector will check all trenches for correct width, depth, free of stones or dirt clogs.
CALL FOR EXTERIOR FOOTING INSPECTION

POUR FOOTINGS

STEM WALLS / FOUNDATION
Form your stem walls unless it is a monolithic pour.
Block out for all door, window, and plumbing openings.
Have all steel reinforcement properly tied in place.
Have all your hold downs lying in place ready for installation as per plan.
Note: You should have talked with your door company by now for correct rough opening measurements and availability.
CALL FOR STEM WALL INSPECTION

POUR STEM AFTER APPROVAL
CALL FOR LOWEST FINISHED FLOOR HEIGHT INSPECTION 2

UNDERSLAB CONSTRUCTION
BEFORE UNDERSLAB DRAINAGE INSPECTION
All excavation for air returns and other piping to be correct depth, size, free of all debris. Install underground air returns if applicable. They need to be placed deep enough to prevent interference of soil pipe drainage. Install soil and waste lines with correct slope. Install 10’ riser and fill with water for underground drainage inspection
CALL FOR FIRST UNDERSLAB DRAINAGE INSPECTION
Backfill trenches with hand shoveled clean dirt
CALL FOR SECOND UNDERSLAB DRAINAGE INSPECTION

BEFORE UNDERSLAB WATER LINES INSPECTION
Excavate clean trench in firm soil without clogs etc. Do not allow splicing of water lines. They must be in one piece or face special inspection under pressure. Check carefully for locations and pipe sizes. Any water lines in ABC should be wrapped in Armorflex. Water, gas, and waste lines cannot touch concrete or ABC. They must be wrapped at all penetrations.
CALL FOR FIRST UNDERSLAB WATER LINES INSPECTION
After inspection, backfill with 12” of hand shoveled clean dirt
CALL FOR SECOND UNDERSLAB WATER LINES INSPECTION

WATER SUPPLY LINE TO BUILDING
Excavate clean trench in firm soil without clogs etc. Pressure Reducing Valves set at city recommended pressure and shut off valves installed.
CALL FOR BUILDING WATER SUPPLY INSPECTION
Backfill trenches with hand shoveled clean dirt
Note: A second inspection may be required depending on soil conditions and Inspector’s judgment.

SEWER TAP TO BUILDING
Excavate clean trench in firm soil without clogs etc. Install two way cleanouts and check for pipe size and fall.
CALL FOR BUILDING SEWER INSPECTION
Backfill trenches with hand shoveled clean dirt
Note: A second inspection may be required depending on soil conditions and Inspector’s judgment.

INTERIOR FOOTINGS
Layout and excavate clean trenches in firm soil without clogs etc. Install rebar with correct overlaps and held off bottom of trench.
CALL FOR INTERIOR FOOTING INSPECTION

ELECTRIC UNDERGOUND
Install underground conduit in correct locations. Wrap where conduit goes through ABC or concrete. Note: Before calling for inspection see that all air returns are covered.
CALL FOR UNDERGROUND ELECTRIC INSECTION

METAL CONNECTORS
Have all anchor bolts, hold downs, post bases, etc. handy and ready to install at pour.

TERMITE TREATMENT OF SOIL
Call for soil treatment for slab area and where any concrete touches the building slab.

POUR THE FLOOR SLAB
CALL FOR FINISH FLOOR HEIGHT INSPECTION 3

FOR MASONRY EXTERIOR WALLS
GROUTING (No grouting until inspected)
Check plans for location and size of rough openings. Openings should be modular if possible.
Examine plans for placement of steel reinforcement and expansion joints.
Know where flashings, weep holes, grouted cells and bond beams are located.
Clean outs are required on grout lifts over 4’.
Have ladder on hand for inspector.
CALL FOR GROUT INSPECTIONS AS NEEDED

BOND BEAMS (No grouting until inspected)
Check for correct size and overlapping of steel reinforcement.
CALL FOR BOND BEAM INSPECTIONS AS NEEDED

FOR EXTERIOR FRAMED WALLS

BEFORE FIRST ROUGH FRAMING INSPECTION
Install treated sole plates and check for square corners.
Install all stud walls with proper spacing, nailing, and blocking.
Install all headers, tie downs, etc.
Set beams and city approved trusses.
Complete all shear wall requirements and nail on roof sheathing.
Install zero clearance fire places and flues.
Have truss calculations on hand for inspector.
CALL FOR ROUGH FRAMING INSPECTION I

AFTER APPROVAL OF ROOF SHEATHING
Install all roof flashings and roof underlayment.
Install all exterior window and door flashings.
Install all windows.
RECALL ROUGH FRAMING INSPECTION I

LOAD PERMANENT ROOF MATERIAL EVENLY SPACED ONTO ROOF

IF EXTERIOR FINISH IS STUCCO
Install weep screed
Caulk all openings
Install foam board and tape or follow code and ICBO instructions.
Have installation card and ICBO Evaluation Report on site for inspector.
CALL FOR EXTERIOR LATH INSPECTION

CALL FOR ROUGH FRAMING II, MECHANICAL, PLUMBING, AND ELECTRICAL AT SAME TIME.
CALL FOR GAS LINE PERSSURE INSPECTION IF NOT ALREADY DONE.

FOR INTERIOR FRAMED WALLS

ROUGH IN HEATING AND COOLING
Rough in ductwork, refrigerant lines, and condensate lines.
Rough in low voltage lines and exhaust fans.

ROUGH IN PLUMBING
Rough in plumbing for water, gas lines, waste lines and vents.
Note: Gas lines need visual inspection for size and installation and second inspection under pressure.

ROUGH IN ELECTRIC
Install SES and breaker panels.
Install all boxes, wiring devices, recessed cans, etc.
Install all low voltage, telephone, TV, security, and media systems.
CALL FOR ROUGH FRAMING II, MECHANICAL, PLUMBING, AND ELECTRICAL AT SAME TIME.
CALL FOR GAS LINE PERSSURE INSPECTION IF NOT ALREADY DONE.
COMPLETE INSTALLATION OF ROOF

INSULATION
Install insulation after all rough in inspections have been approved. 

RECALL FRAMING INSPECTION FOR INSULATION INSPECTION - Inspector will leave verification card

INSTALL ALL DOORS

DRYWALL
Install drywall as per plans with proper spacing of screws or nails.
Note: Many municipalities require inspection before taping or texture
CALL FOR DRYWALL INSPECTION

COMPLETE EXTERIOR STUCCO FINISH

COMPLETE ROOFING

COMPLETE INTERIOR DOOR INSTALLATION

INSTALL WOOD TRIM

FINISHES

PAINT EXTERIOR

PAINT INTERIOR

INSTALL CABINETRY

HEATING AND COOLING
Install all vents, grids, louvers, and thermostats.

WALL SURROUNDS AND COUNTERTOPS
Install shower and tub surrounds.
Install all countertops.

PLUMBING FIXTURES AND TRIMS
Install after tiled walls and cabinets.
Install toilets after floors are complete.

INSTALL ALL FLOOR COVERINGS

INSTALL ALL APPLIANCES AND OTHER EQUIPMENT
CALL FOR FINAL INSPECTIONS

Note: The forgoing sequence of construction events and inspections is to be used solely as a guide. All local codes, permits, order of inspections and building requirements are different. Be sure to follow the requirements of your local authorities. TY Construction Consultants disclaim any liability for loss or damage of any kind that might arise from the use of this information. We hope this sequence of events will be of some help and wish you the very best on your building project.

How Can We Help You?
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