



City of Twin Falls General Inspection Notes



NOTE: This is not a complete list and is not inclusive of all construction methods, materials or practices. These checklists are intended to serve as a guide for the items that cause the most issues during inspections and promote consistency in the application of the codes & standard practices. Compliance with all the provisions of applicable codes shall be required.

The information in the checklists is not, or was it ever intended to be, all inclusive. It does not include all code or individual plan requirements. It is intended to reflect local policies, procedures & practices within the City of Twin Falls. These checklists do not waive any specific code requirements not listed or allow for the decrease in the requirements of an engineered design. It also does not add requirements where the minimum of the code has been met.

This page and all approved plans, associated documents, revisions & changes to the plans must be maintained on site and available for review at all times.

FIRE

Fire Alarm Inspection:

- * Fire alarm plans must be approved by the State Fire Marshal's office or if applicable the Twin Falls Fire Marshal prior to installation and inspection.
- * Fire alarm system must be wired to call out from a land line, or with a cell dialer. (Voice over IP is not allowed).
- * Fire alarm system must be live and capable of calling the Twin Falls Dispatch Center on the day of testing.

Fire Sprinkler Inspection:

- * Fire sprinkler plans must be approved by the State Fire Marshal's office prior to installation and inspection. Underground fire sprinkler line must be inspected by the Twin Falls Fire Department prior to be covered.
- * Pipe or hose used for flushing the underground sprinkler line must be secure, incapable of movement, and is deemed safe by the inspector.
- * Rough to cover inspection and hydro testing must be completed before covering or tenting the above ground fire sprinkler system.

Kitchen Hood Inspections:

- * Fire suppression system must be installed and ready for trip test (trip link, balloons, etc.) prior to inspection.
- * Kitchen hood must be wired to initiate the fire alarm upon activation of the fire suppression system. (The only exception to this is if the building does not require a fire alarm to be installed)
- * All electrical outlets, lighting, and appliances under the kitchen hood must shut down upon activation of the fire suppression system.
- * Main gas valve must be installed and must shut down upon activation of the fire suppression system.
- * Exhaust fan must be capable of running continuously upon activation of the fire suppression system.
- * Make up air must be capable of running continuously upon activation of the fire suppression system.

Final Inspection:

- * Address must be posted as outlined on the approved set of plans or previously approved by the Twin Falls Fire Marshal.

ENGINEERING

In order to streamline and eliminate confusion in regards to the engineering department commercial permit inspections, the following will need to be inspected prior to signing the Certificate of Occupancy. All inspections will be completed using the City of Twin Falls approved (stamped) plans.

Storm Water Facility Inspections: (3 phases)

- * Inspection of excavation, including dimensions and geotextile fabric. All adjoining trenches leading to storm water facilities also need to be excavated and inspected.
- * Inspection of storm drain pipes (per plans) need to be in place (not covered) for visual inspection. The drain rock must meet ISPWC section 801 Drain Rock requirements. All pipe connections to storm water facilities must be completed.
- * Inspection of completed storm water facilities with the above referenced drain rock and geotextile fabric showing proper cover and overlap.

Site Inspections:

- * Verify that the parking lot layout (design) & striping matches the plans
- * Verify that the parking lot surface is an approved "hard" surface
- * Verify that there is ADA compliant access from the Right-of-Way(ROW) to the building envelope

Right-Of-Way Inspections:

- * Verify driveway approach widths & locations according to plans
- * Verify ADA compliance of Curb/Gutter, Sidewalks, and Sidewalk/Driveway combinations
- * Verify ROW connections to other Agencies/Entities meet's ADA tolerances

Flood Plain Inspections:

- * Verify flood plain location and compare plans to the site
- * Verify the commercial buildings are one foot above base flood elevation

When ready for inspection please call the Engineering inspection line at (208) 735-3446 for same day inspections call before 7:30 am. Having these inspections approved when the work has been completed will ensure the Certificate of Occupancy is issued in a timely manner.

BUILDING

Footing/Foundation Inspection:

- * All re-bar must be tied in place at time of inspection.
- * All hold down anchors installed properly.

Shear Inspection:

- * All hold downs must be installed per approved plans and manufacturers installation guide.
- * Fasteners should not be overdriven and shiners should be removed and/or replaced.
- * Install the correct type of fastener at the correct spacing.

Framing Inspection:

- * Accessibility standards are in compliance. (ICC A117.1-2009)
- * Required load paths to footing for all load points are installed.
- * Stair rise and treads must meet code requirements.
 - *Min rise 4", Max rise 7", Max tread 11"
 - *Min nosing is 3/4", Max nosing is 1 1/4" and cannot differ in length by more than 3/8"
- * Provide required up-lift protection for all trusses.

Final Inspection:

- * Landings to meet minimum code requirements. (Doors 1010.1.6, Ramps 1012.6, Stairs 1011.6)
- * Accessibility Standards are in compliance.(ICC A117.1-2009)
- * Egress door sign-age is posted and correct verbiage is used.
 - * "DOOR TO REMAIN UNLOCKED WHILE BUILDING IS OCCUPIED"
- *Correct hardware has been installed on all doors.
 - *Panic hardware is installed where required.
 - *Accessible hardware is installed where required.
- * Handrails shall be installed where required.
- * Stairways shall have handrails on each side.
- * All racking and shelving to be in place.
- * All Exit signs are field verified. (must be visible – nothing can block the line of sight)
- * Maximum Occupancy signs posted where required.
- * Special Inspection reports and balance reports need to be received by our office.

PLANNING & ZONING

Landscaping:

- * Our code allows for us to issue a TCO with landscaping incomplete; however, we cannot extend the TCO beyond the current planting season. This means that we will work with the applicant on a definitive date of their choosing, but not typically beyond 2-3 months.

Trash Enclosures:

- * Trash enclosures should be finished before a final inspection is requested, this includes the front gate on the enclosure. Per our code, we cannot issue a TCO if this item is not completed.

FINAL INSPECTION INFORMATION

COMMERCIAL OCCUPANCY

Final inspections are required by multiple City Departments/Inspectors prior to getting your Certificate of Occupancy.

Make sure to have the approved set of plans and inspection card on site for all inspections.

If you have Special Inspections: Once the required special inspections have been completed a final report needs to be submitted to the building department certifying corrections of any discrepancies noted in the special inspection reports. This final report can be submitted any time before requesting occupancy.

* Required Site Work inspections may be requested and completed as the work is done or as required by the specific department by contact the following:

- Planning & Zoning (parking and landscaping)
Planner-208-735-7270 or Office-208-735-7267
- Engineering (Retention, curb, gutter, sidewalk, drive approaches)
Lab inspection line 208-735-3446
- Street Department (road cuts)
Office- 208-736-2226

* When you are ready for any Fire Department inspections please call (extinguishers, fire/alarm/sprinkler systems):
Fire Marshall - 208-735-7232

* When you are ready for a building final inspection on the structure:
Make sure you have the final inspections on the plumbing, electrical, and mechanical work.
Call the building inspection line 208-735-7333
All departments will be notified by this office to go do their final inspection.

If there is an elevator in the building please contact the Division of Building Safety at the following link for any permits/inspections: <http://dbs.idaho.gov/programs/industrial/faqEL.html>

Once ALL the departments have signed the Certificate of Occupancy the Building Official will sign and then it will be ready to be picked-up or emailed.

If you need a Temporary Certificate of Occupancy, please contact our office.

IBC Section 105.4 Validity of Permit: The issuance or granting of a permit shall not be a permit for, or approval of, any violation of any of the provisions of this code or of any other ordinances of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the building official from requiring the correction of errors in the construction documents and other data. The building official is authorized to prevent occupancy or use of a structure where in violation of this code or of any other ordinance of this jurisdiction.