



Basement Inspection Order and Description Guide

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Basement Inspection Order and Description.

Your city stamped drawings should be on site for all inspections. Installations should be completed to code compliance with the 2021 IRC (International Residential Code), 2023 NEC (National Electrical Code) and Commerce City amendments. The link to the amendments and code adoption is [City Codes | City of Commerce City, CO](#). If you are unsure about any of these requirements you can schedule a *consultation* for one of our inspectors to come out or reach out to the building department to get into touch with an inspector or plans examiner.

- ❖ CONSULTATION (optional)
- 1) PLUMBING UNDERGROUND
- 2) Electrical Underground (if needed)
- 3) Rough inspections can be called at the same time.
 - PLUMBING ROUGH (may include gas piping)
 - ELECTRICAL ROUGH
 - MECHANICAL ROUGH
- 4) FRAMING (cannot be completed until rough plumbing, rough mechanical and rough electrical have been completed)
- 5) INSULATION (new or pre-existing insulation)
- 6) DRYWALL (inspected prior to mud and tape implication)
- 7) Final Inspections should be called at the same time.
 - BUILDING FINAL
 - PLUMBING FINAL
 - ELECTRICAL FINAL
 - MECHANICAL FINAL

After all Final Inspections have been Passed your permit is complete.

Inspection Description:

PLUMBING UNDERGROUND-all drain, waste, and vent pipes below the basement floor are installed, visible, and ready for testing before any concrete is poured, ensuring proper slope, connections, and that the system can withstand a water or air pressure test to check for leaks; the inspection should also verify that all pipes are adequately supported and not directly embedded in concrete, with access points for future maintenance if necessary. (2021 IRC P2602.1)



PLUMBING ROUGH-all water supply and drainage pipes (including vents) are installed correctly, properly secured, and accessible for future maintenance, with a focus on proper slope and connections, before the concrete slab is poured or any wall finishes (drywall) are applied; this includes testing the system for leaks using water pressure or air pressure depending on the pipe material, ensuring all required fixtures are roughed in at the correct locations, and verifying that the plumbing complies with local building codes. (2021 IRC P2501)

Gas piping 20 PSI test is required (included with PLUMBING ROUGH inspection if applicable) (2021 IRC G2401)
Where fuel appliances utilizing indoor combustion air are to be enclosed within a dedicated room as part of the basement finish plan, combustion air requirements per 2021 IRC Section G2407 shall be met. (2021 IRC G2407)



ELECTRICAL ROUGH- all wires are pulled and terminated to their designated locations, including proper grounding, with all boxes installed and secured, but without any devices (outlets, switches) attached; essentially, all wiring is ready for connection to fixtures, before any Insulation or drywall is installed, allowing the inspector to easily verify proper circuit layout, grounding, and cable management within the boxes. (2023 NEC)



MECHANICAL ROUGH-proper installation of all HVAC ductwork, including size, location, connections, and support systems, ensuring adequate ventilation and combustion air supply, as well as verifying the positioning of furnace/AC units, drain lines, and any related plumbing before walls are finished (drywall) or covered with insulation, ensuring everything is according to the building plans and local codes. (2021 IRC M1201)



FRAMING-stud placement, fire blocking, proper use of treated lumber against concrete, compliance with ceiling height requirements, and ensuring adequate access to utilities and egress points. (2021 IRC R602) and (2021 IRC R602.8)



Fire Blocking (included in Framing inspection) (2021 IRC R203.11)

INSULATION-proper insulation type, R-value compliance, correct installation methods, continuous insulation coverage on the basement walls, proper vapor barrier placement, and the absence of gaps or voids around insulation materials, ensuring it meets local building codes and standards. (2021 IRC N1101)



DRYWALL-proper fastener type and pattern, the correct type of drywall, proper installation against the framing, and adherence to fire-blocking requirements, ensuring all walls are securely fastened and meet local building codes. (2021 IRC R701)



All Final inspections: BUILDING FINAL, PLUMBING FINAL ELECTRICAL FINAL & MECHANICAL FINAL- completed electrical wiring and fixtures installed with lamps if needed, plumbing fixtures, HVAC systems, proper insulation, finished walls and ceilings (including all gaps around fixtures), flooring, emergency egress points (one for each sleeping room), and compliance with local building codes.

