

# Inspection Regulations

- Inspections are scheduled on a same day basis provided inspection request is made prior to 9:30AM. Call the Tulsa County Inspections office at 918-596-5293 to schedule an inspection. We are open Monday – Friday, 7am-5pm. Phone lines open at 7. The Tulsa County HQ building opens at 8. No appointments will be taken for inspections. Have the permit number and job address available before placing the call. **Both are required.**
- Permit number and address MUST be clearly visible from roadside.
- Owner and/or general contractor is responsible for meeting all property boundary regulations, per individual platting requirements and Tulsa County Zoning Code. These must be reflected on the site plan provided during the application process. No deviations will be allowed without an addendum submitted.
- Trade contractors (electric, plumbing, mechanical) must pull their own individual after issuance of building permit. A permit must be pulled before work is started. Not doing so will result in a penalty fee.
- Trade contractors must have the building permit number and address in order to pull the trade permit on new construction projects.
- Erosion and sedimentation control measures must be in place prior to first inspection. All home sites will be surrounded by heavily vegetative grasses, silt fences, or both as approved by the County Inspector.
- All sites must have culvert pipes in place at driveways prior to first inspection.
- Any Tulsa County building and/or zoning violation at project site could result in a code enforcement violation against the property owner with no additional inspections being completed on the building permit until compliance is obtained.
- Footing requirements:
  - Single story: 18" x 18", reinforced with #4 or 5 rebar cage\*
  - All others: 18" x 24", reinforced with #4 or 5 rebar cage\*
- \*Unless otherwise approved and signed off on by a Licensed Design Professional
- Footing inspections take place after all rebar is in place and prior to concrete placement.
- Pier inspections for pole barns will take place prior to concrete placement.
- Manufactured home foundations must be inspected prior to concrete placement.
- In-slab rough plumbing and gas must be pressure tested and inspected prior to slab pour and before the meter is set.
- Rough Framing inspection takes place after structure is completely framed, except the roof decking.
- Rafter ties, collar ties, and hurricane clips shall be not less than 2" x 4" and placed on every rafter. Metal straps or equivalent at the garage door header needs to be connected at the top plates to hold down in high winds. Minimum size required 2" x 36"; one on each side.
- Gas meter –There needs to be a valve and union immediately adjacent to the home, or if a mobile home, it must be outside the skirting.
- Final driveway culvert, mailbox, house number, and permanent erosion control must be in place prior to final inspection and issuance of certificate of occupancy. Final inspections and certificates

of occupancy are required on all new construction projects. All fees must be paid before issuance of certificate of occupancy.

- Once building permit is issued, the applicant has one year to complete the project. If the project duration extends past one year, a one-time, six-month extension may be requested prior to expiration of original permit. If permit expires and no extension has been requested, a new building permit **MUST** be purchased.
- Tulsa County has adopted the 2018 International Building Code and 2020 NEC for all construction needs. These can be found on our website at <https://www.tulsacounty.org/tulsacounty/dynamic.aspx?id=670>.
- The Tulsa County Zoning Code can be found on INCOG's website at <http://tulsaplanning.org/plans/Tulsa-County-Zoning-Code.pdf>.

### ***A GENERAL TIMELINE OF INSPECTIONS SHOULD GO AS LISTED BELOW:***

- Pre-site Prior to Permit issue
- Footing/Foundation & Erosion Control Prior to pour of concrete
  - *Ground rod (IRC – E – 3608) and Footings (IRC – R – 403) are required*
- Plumbing Rough Prior to slab pour of concealment
- Slab Duct/Slab Conduit If applicable, before slab pour
- Rough Frame Prior to Decking
- Electrical Rough/Temp to Building Once all wiring has been installed
- Mechanical Rough (Overhead Duct) Prior to concealment
- Top-Out Plumbing/Gas Piping Prior to concealment
- Final Frame After top outs and decking has been placed
- Electrical Final After completion of all electrical work
- Mechanical Final (HVAC) After completion of all mechanical systems
- Plumbing/Gas Final All fixtures are in place and connected
- Final Building (Occupancy) After all other finals have been passed