

City of De Soto / Building Inspection Department
Required Building Inspections for 1 & 2 Family Dwellings

Requesting Inspections:

You may request inspections by calling Building Inspections at 913-583-1182 E130 or 913-208-4526 or 913-207-7967.

Required Inspections/Sequential Order:

The following is a list of typical inspections required for a 1 & 2 family dwelling. Please note that it is the responsibility of the holder of the building permit to coordinate all inspection activity.

- A. Temporary Power: if required. (Must meet Westar Service Standards)
- B. Footing Inspection: Made prior to placement of concrete. To be made after all column or wall footings are excavated and forms erected and any required reinforcing steel is in place. Note - A Ufer Ground (concrete encased footing ground) is required in City of De Soto for all new construction. (detail on request)
- C. Foundation Wall Inspection: Made prior to placement of concrete. To be made after all forms are set and overlapping reinforcing steel is tied together (includes all foundation and piers).
- D. Backfill Inspection: Made prior to backfilling of foundations. To be made after foundation drain and damp proofing of foundation have been accomplished. (Foundation bracing not inspected; permit holder is responsible for temporary bracing as required to prevent damage).
- E. Under slab Inspection: Made after foundation has been backfilled and after all under slab plumbing, mechanical, electrical components and piping have been installed (all components must be approved prior to complete installation of base course-all under slab DWV plumbing is required to be air tested).
- F. Floor Slab (basement-garage-stoop) Inspection: Made prior to placement of concrete. To be made after all reinforcing steel-wire mesh -6mil vapor barrier is in place and all under slab mechanical, plumbing and electrical work has been inspected and approved. (all stoops must be flashed, no concrete to raw siding)
- G. Weather Resistant Barrier- Window Flashing: Made prior to covering window flashing and siding on one initial wall. (WRB/Window Installation shall be to Manufacturers Installation Instructions or JoCo Window Installation Guidelines - copy avail on request). *Note: to prevent tearing off siding - be sure to call for this inspection!*
- H. Masonry Fireplace Inspection: Made after the firebox is built and the flue liner is in place.
- I. Rough-In Inspection: Made prior to concealment (do not insulate or cover without prior approval). Framing, fireblocking, plumbing, electrical and mechanical will typically be done at this time.

- J. Electric Service Inspection: Done at time of Rough-In inspection. Made after service panel and all associated conductors and grounding are complete. (Electric Service must meet Westar Electric Service Standards and have installed two ground sources, Ufer Ground and one External Driven Ground Rod, all metallic gas lines to be bonded to service panel per NEC).
- K. Gas Line Inspection: Made after all appliances-gas piping systems - vents and furring are installed. Pressure test is required at inspection (this includes any CSST tubing systems installed). When scheduling inspections verify normal or elevated pressure systems.
- L. Firewall Inspections: (Multi-Family Dwellings only) Consists of all units separation walls - concrete to roof deck. Made prior to concealment or taping. (Do not conceal any section until approved).
- M. Sidewalks & Approaches: Made prior to placement of concrete after all forms are in place. (City sidewalks are 5' standard/11' off back of curb - detail on request)
- N. Final Inspection: Made after all work is complete, prior to the dwelling being occupied. Guttering, landscaping and sod must be in place. Certificate of Occupancy will be mailed following Final Inspection acceptance.