

Inspection services for one and two family dwellings are divided between two groups of inspectors: Building Inspectors and Public Works Inspectors.

- Building Inspectors are responsible for inspecting the building, site grading, and verifying that erosion and sediment control measures have been taken to protect adjacent property, storm sewer inlets (both on the property and at the curb), and that stockpiles are protected.
- Public Works Inspectors inspect sidewalks, drive approaches, compaction issues related to excavations in the public right-of-way, perform random inspections to verify erosion and sediment control measures have been taken to protect adjacent property, inlets (both on the property and at the curb), and that stockpiles are protected.

Most inspections can be requested through Connect, which is the City of Lenexa Automated Building Inspection System. We encourage all contractors to use Connect. To schedule an inspection through Connect, call (913) 477-7777. If you need assistance with Connect, please call a City of Lenexa Customer Service Representative (CSR) at (913) 477-7500. To schedule an inspection with the Public Works Inspectors call (913) 477-7680. (See the following website for more information: <http://www.ci.lenexa.ks.us/planning/pdf/BrochureInspectionScheduling.pdf>)

All Inspections, except those for drive approaches and sidewalks require one working day advance scheduling. Drive approach inspections will be made with 1/2 day notice. Appointments are given for footing and foundation, structural slab, and inspections on occupied homes when requested. Connect cannot be used to schedule appointments. Appointments need to be scheduled by a CSR.

The following is a general inspection guideline for the construction of one and two-family dwellings:

NOTE: Prior to excavating, erosion and sediment control methods are to be installed. Adjacent lots that are finished shall be protected. Inlets on the lot or adjacent to the lot shall be protected. Inspection requests are not required for verification of erosion control. **Erosion and sediment control shall be maintained through-out the duration of the project. It is also required that the street be maintained clean of gravel and mud.**

NOTICE:

- **Inspectors may not perform scheduled inspections if proper erosion and sediment control measures are not in place or if there is mud and/or gravel in the street.**

Footing inspection: This inspection is made prior to concrete placement. This inspection entails soils, forms, pier pads, trenches and all reinforcing steel. The city approved plot plan and construction plans are required to be on-site for this inspection. If the site conditions dictate a special design then an engineer's report (design) is required to be on-site. An extra piece of re-bar (reinforcement bar) tied to the footing reinforcement should be left exposed after concrete placement. This extra re-bar should project into the basement and is intended to provide a means to connect the electrical service ground (concrete encased grounding electrode) to the footing reinforcement.

Submission to the City of the completed Special Inspection Certification sealed by a Kansas Licensed design professional is an acceptable alternate to City Building Inspectors performing this inspection. Subsequent inspections to this phase of work will not be performed until this inspection is approved.

- **Footing Elevation Certification:** The foundation contractor is required to provide a copy of the completed "Footing Elevation Certification Form" to the building inspector during the footing inspection. Constructing basement floors, walls, and first floors at the elevations approved on the plot plans assures that lot grading can function properly and the visual appearance from lot to lot is consistent.
- **Footings / piers for decks not supporting a roof structure** are not required to be inspected by the City; but, must be installed per the code. A minimum depth of 36" below finished grade is required by code.

Foundation Wall Inspection: This inspection is made prior to concrete placement. The inspector verifies proper placement, size and spacing of the reinforcing steel, wall forms, wall heights and openings in the walls. The city approved plot plan and construction plans are required to be on-site for this inspection. If the site conditions dictate a special wall design, then an engineer's report (design) is required to be on-site. On some construction drawings, lateral bracing method dictates that a certain type of anchoring device be installed in the concrete. Prior to the inspection, these devices (straps and / or anchors) shall be in place.

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- **Minimum Low Opening (MLO) / Minimum Floor Elevation (MFE):** Depending on the site situation and / or the design, elevation readings for the MLO / MFE may need to be taken at this time. If this is the case, the contractor is responsible to submit to the City Engineering Division of the Department of Community Development a certification sealed by a Kansas licensed surveyor to verify all openings in the foundation are located above the design flood elevations indicated on the plot plan. No inspections beyond foundation will be scheduled prior to receipt of this elevation certificate.

Underslab Plumbing: This is an inspection of the underslab plumbing lines prior to the completion of the concrete slab preparation. An air or water test is not required for one and two family dwellings.

Structural Garage / Basement Slab: The inspector verifies proper placement, size and location of the reinforcing steel in concrete floors prior to concrete placement. City approved construction plans are required on site for this inspection. If a City accepted standard is referenced on the plans then the contractor should be prepared to have it available on site for this inspection.

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Vapor Barrier: A 6 mil vapor retarder must be placed between the concrete floor slab and the gravel. Garages and other unheated area are exempt from this requirement.

Window / WRB / BWP: This is an inspection of a representative sample, approximately 25% of the windows installation and flashing, the installation of the weather resistive barrier (WRB), and the structural braced wall panel (BWP) construction. City approved plans are required to be on-site for this inspection. This inspection shall be scheduled to coincide with the assembly progress of the first few exterior walls. This scheduling will allow City Inspectors the opportunity to view the installation methods of the wall sheathing, the WRB, the window installation and flashing, and will provide for early identification of any associated deficiencies. These components shall be installed per the “Window Installations Guidelines” and the “Best Practices for Stucco Applications” as endorsed by the Johnson County Building Officials.

NOTICE:

Failure to schedule the Windows / WRB inspection for all new homes may result in the Inspectors requiring removal of wall assembly components during the rough-in inspection so they can verify proper assembly of the building substrate.

Rough-in: This is an inspection of the entire structure, the electrical service and wiring, the plumbing system, and the mechanical work. The inspection is to be made prior to the installation of insulation and drywall. The city approved plot plan and construction plans are required to be on-site for this inspection.

Electrical Service: Upon approval of this inspection, clearance for the service is forwarded to the utility company the following day. The contractor can call the utility company for service anytime after clearance has been given. This inspection is typically done as part of the rough-in inspection.

Gas Pressure Test: The inspector looks at all interior gas line piping and ensures that the pipe is holding the proper test pressure. In order to get a service clearance, the piping must be connected to a properly vented gas-fired appliance. Upon approval of the inspection, the city will contact the utility company the following day and authorize a meter. The contractor can call for service anytime after the clearance has been given to the utility company. *This inspection can be scheduled separately or as part of the rough-in inspection.

Sheetrock: This inspection is only required for duplexes or town homes **or when noted on the rough-in inspection report on single family dwellings.** This inspection includes checking the fire-resistive rating between the garage and living space or dwelling unit separation walls in duplexes and town homes, the moisture resistive drywall in restrooms, and the nailing pattern when drywall is used for wall bracing. If multiple layers are involved for fire rated walls, each layer must be inspected prior to proceeding to additional layers or application of finish materials being applied. Approved plans are required on-site.

Lath / Stucco: Called inspections for lath and stucco are required. Stucco should not be applied until the drywall and roofing materials have been applied. This inspection is of the installation of metal the lath and accessories. The inspector will look for proper lapping and attachment of lath, location of expansion / control joints, and size / locations and proper installation of accessories.

Stoop Flashing: This is an inspection of the required barrier between the rim joist or sheathing and the front porch concrete. (See the following link for more information: (<http://www.ci.lenexa.ks.us/planning/pdf/BrochureStoopFlashing.pdf>))

Drive Approach: These inspections are made by the Public Works Department. This inspection is to ensure that the drive approach is constructed in accordance with City Standards prior to concrete placement. Four (4) hour advance notice for scheduling is required for these inspections through the Public Works Department.

Public Sidewalk Inspection: These inspections are made by the Public Works Department. This inspection is to ensure that the sidewalks, drive approaches and ADA ramps are constructed in accordance with City Standards prior to concrete placement. Four (4) hour advance notice for scheduling is required for these inspections through the Public Works Department.

Final Inspection: This inspection is required before any type of occupancy can be granted. It entails the general inspection of all completed work both interior and exterior. The city approved plot plan and construction plans are required to be on-site for this inspection. In order to obtain a Certificate of Occupancy all permit conditions must be satisfied and all work must be complete. If the permitted work is not entirely complete, the contractor may request a Temporary Certificate of Occupancy (TCO). A TCO or approved final inspection must be obtained before a building can be occupied.

- **Retaining Wall:** If there is a retaining wall taller than 4'-0, (measured from the bottom of the footing to the top of the wall) on the site, the contractor is responsible to submit to the City Building Inspection Division a certification sealed by a Kansas licensed engineer verifying the wall is built per the approved design. Notwithstanding other conditions, a TCO will not be released prior to receipt of this information.
- **Swale:** The swale will be inspected during the final inspection and must conform to the design on the plot plan for it to receive approval.

- **Final Lot Grading Certificate:** For all lots, prior to receiving a final Certificate of Occupancy, the contractor is responsible to submit to the City Engineering Division of the Department of Community Development an as-built plot plan sealed by a Kansas licensed surveyor showing final lot grading at both rear lot corners, and mid-points along each side and rear yard.
 - The City will review the revised plot plan and if acceptable will note “APPROVED – FINAL GRADE CERTIFICATION”
 - A copy of the approved revised plot plan will be faxed to the contractor.

NOTICE:

- **Inspectors may not perform scheduled inspections if proper erosion and sediment control measures are not in place or if there is mud and/or gravel in the street or sidewalk.**

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