



LYON COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING • DEVELOPMENT ENGINEERING • PLANNING

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BASIC INSPECTION REQUIREMENTS

To: Lyon County Permit Holders
From: Community Development Director
Subject: Basic Requirements for Inspections

The following are our **basic requirements** to provide efficient inspection services to our customers holding Lyon County building permits:

- All requests for inspections must be received in the **Yerington** office **NO LATER THAN 4:00 p.m.** of the working day prior to the requested inspection. (Monday inspections to be requested by Friday.)
- Post the address at the lot (so the inspector can find you).
- The approved plans & permit card & any previous inspection reports must be at the job when the inspector arrives.
- The work to be inspected (including any system tests) must be ready for inspection or the inspector at his discretion may order a “recall” due to incomplete work. Any recall fee required by the inspector (currently \$80) must be paid to the Lyon County Treasurer prior to any further inspections proceeding under the permit.
- The work to be inspected must be made (safely) accessible. This includes ladders to access the roof, etc. and a clean site free of excessive scrap material (such as sheetrock) which impede the inspector from performing the inspection.
- The work must comply with both the building codes and the approved drawings. The inspector may require any changes to be approved by the plan reviewer prior to his inspection.

As an aid, the following are inspections typically required for residential permits:

ELECTRIC inspection required for either temporary (for construction) or permanent service. Lyon County codes and NV Energy both require a “blue tag” approval by the building dept. in order to install a new metered service or to restore a meter that has been turned off for over six months. Meter panel must be properly installed and grounded. A minimum of one device (such as a ground fault receptacle) properly wired with a circuit breaker is required. Trenches on the service side of a meter require power company approval while electric trenches on the customer side of the meter are to be approved by the County inspector.

CONVENTIONAL SYSTEM inspections include both an “open trench” and “final” inspection prior to cover. NV Health Division approval of the design is required when an engineered de-nitrification system or other nonconventional system is being installed. In the case of abandoning an existing tank, the inspector is to witness demo and/or filling old tank.

OR

SEWER LATERAL AND WATER LATERAL inspections (w/ leak test) by county inspector and possibly Lyon Utilities or GID inspector prior to cover.

FOUNDATION inspections include footing, stemwall and underslab (where applicable) prior to placing concrete.

UNDERFLOOR inspections prior to installing plywood subfloor. Leak test all U/F plumbing per codes. You may delay under-floor vapor barrier and insulation due to (wet) weather... discuss w/ inspector.

ROOF-SHEATHING nail inspection required prior to cover with paper and shingles, etc.

SHEAR NAILING inspection of wall sheathing including required structural hold-downs.

Stucco or veneer **LATH** inspection.

ROUGH FRAME, ELECTRICAL, PLUMBING & HVAC inspection including leak tests. Building must be essentially weathered-in including roofing, all doors and windows, siding or stucco lath.

INSULATION: Building thermal wrap, ductwork leak test, etc. Recent code changes have increased the scope of this inspection including certifications of compliance with the 2009 IECC.

DRYWALL NAILING inspection prior to any taping or corner bead. Additional leak test of gaslines required prior to approving gas service to building. (To detect any accidental damage during drywall installation.)

GAS SERVICE approvals after all gas lines have passed pressure tests for leaks. Must have an appliance (typically the furnace to heat the home during drywall taping) ready to receive gas service.

FINAL inspection for approval to occupy. Requires final approvals from utility company and NV Health where applicable. All work shown on approved plans must be complete and home ready to occupy. Appropriate insulation, elevation, set-back grading and drainage certificates required.

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