

BUILDING INSPECTION SCHEDULE

The following is a list of required inspections, other than the special inspections required by Chapter 17 of the IBC.

It is the property owner and/or contractors responsibility to schedule inspections.

MORE TIME MAY BE NEEDED DURING TIMES OF HIGH DEMAND.

The intent is to have all building systems inspected before they are covered by other building components, rendering them impossible to inspect.

Please contact the Building Official to discuss inspection requirements for items not mentioned here, such as underground tanks, sewer injectors, etc. Also refer to Sections R109, P2503, E3303, and G2417 of the 2003 IRC, and Section 109 of the 2003 IBC, Sections 107 of the 2003 IPC and 2003 IMC.

Gas logs, gas ranges, unvented and vented gas heaters, fireplace, etc. – Inspections required on appliance and piping – test must be on pipes and witnessed by inspector – pipes must be labeled.

Retaining Walls – Upon placement of each level of reinforcement, prior to cover.

Footings – When forms and required reinforcement are in place. Porch and deck piers can be done at this time or at a later date. Piers must rest on virgin soil.

Foundation – When forms and required reinforcement are in place. This inspection is not required when there is no required reinforcement.

Underslab – Items such as rough plumbing, radiant heat, etc. must be inspected prior to cover by basement floor or other concrete slab.

Backfill – When footing drains and foundation coating is complete, prior to backfill.

Framing – When framing is complete, prior to installation of siding and roofing. Electrical, plumbing, and mechanical inspection can be done at this time.

Rough Plumbing – When rough plumbing is complete, framing repaired.

Rough Electrical – When rough electrical is complete, including installation of nail plates, connections in boxes (without devices). May also include electrical service.

Electrical Service – Upon installation of meter socket and panel.

Electrical Service Trench – Prior to backfill of trench.

All items which will be covered by building finish must be inspected prior to installation of finish.

Insulation – Prior to start of drywall.

Final – When structure is ready for Certificate of Occupancy.

**Permits must be obtained prior to start of work.
No inspections will be conducted on work without approved permits.**