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BUILDING INSPECTION SERVICES

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TYPICAL RESIDENTIAL ORDER OF INSPECTIONS (In a Floodplain)

Before foundation/footing inspection:

- "As-built" layout indicating building corners and setbacks for the building footprint
- Compaction or bearing capacity report for soil
- Installer certification/slip for termite treatment if the soil is pre-treated

1. Footing (Masonry permits must be obtained by this stage)

- Request inspection before concrete is placed. This inspection is for the rebar size, lap, and placement. Any embedded structural components must be in place at time of the inspection.

2. Grouting

- If piers are over 8.0 feet tall a special inspection is required while grouting.
- Request inspection before grout is placed. This inspection is for the construction of masonry piers and walls, vertical rebar size and placement, and horizontal reinforcement. Any embedded structural components must be in place at time of the inspection.

3. Slab (If slab is monolithic, this will be the first inspection)

- This inspection is for the installation of the vapor barrier, expansion material, and additional reinforcement.
- If plumbing drains are located in the slab, a top of block flood elevation certificate must be submitted.

4. Floor System

- The **under construction flood elevation certificate** must be submitted by the time of this inspection. Construction may not go vertical until the certificate is reviewed and approved.
- This inspection is for all flooring structural members and the connections to the foundation.

5. Sheathing/Strapping

- This inspection is for the material, nailing, strapping, and blocking of wall and roof sheathing. The exterior of the house cannot be covered until this inspection is approved.

6. Trade (Electrical/Plumbing/Mechanical/Gas) Roughs

- These inspections must be scheduled by the trade permit holder. Any construction component that will be covered by drywall must be installed at this time.

7. Framing

- All structural components, including framing members and connections, will be inspected. Fire blocking and draft stopping are also inspected at this point.

8. Insulation

- The ResCheck must be submitted prior to this inspection, if needed. This inspection is for the installation and R-value of the insulation. Other energy-code aspects may be checked at this point.

9. Trade (Electrical/Plumbing/Mechanical/Gas) Finals

- The final flood elevation certificate must be submitted prior to the electrical final.
- Duct leakage tests must be submitted prior to the mechanical final, if required.
- All items for each system must be installed at this inspection.
- When applicable: DEHC approval of installed Septic Tank.
- When applicable: All Special Inspections Reports to include Engineer approvals and testing agency's results.

10. Fire Inspection

- **When applicable for town homes, duplexes, and called out fire rated construction.**

11. Building Final (CO)

- This is the final inspection for all systems and components of the structure. All life safety items must be installed by this point.
- Approval from Stormwater Department is needed prior to receiving CO.
- Approval from Planning and Zoning Department is needed prior to receiving CO.