

## Required Commercial Inspections (International Building Code 2012)

**Preliminary Inspection** – Site layout prior to permit issuance

**Footing and Foundation Inspection** – Shall be made after excavations for footings are complete and any required reinforcing steel is in place.

**Concrete Slab and under-floor Inspection** – Concrete slab and under-floor inspection shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete or floor sheathing is placed.

\*Underground inspection shall be made after trenches or ditches are excavated and bedded, piping installed, and before backfill is put in place. Clean backfill shall be on site.

**Lowest Floor Elevation(if applicable)** – In flood hazard areas, upon placement of the lowest floor, including the basement, and prior to further vertical construction, required elevation certification shall be submitted.

**Frame Inspection** – Framing inspections shall be made after the roof deck or sheathing, all framing, fire-blocking, and bracing are in place and pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, heating wires, pipes and ducts prior to the installation of wall or ceiling membranes.

**Lath and gypsum board inspection** – Lath and gypsum board inspections shall be made after lathing and gypsum board, interior and exterior, is in place, but before any plastering is applied or gypsum board joints and fasteners are taped and finished.

**Fire and Smoke Resistant Penetration Inspections** – Protection of joints and penetrations in fire-resistance-rated assemblies, smoke barriers and smoke partitions shall not be concealed from view until inspected and approved.

**Other Inspections** – as required by the building official.

**Special Inspections** – as required per Chapter 17 of the 2012 IBC

**Final Inspections** – final inspection shall be made after all work required by the building permit is completed.

\*\*The building official is authorized to accept reports of approved inspection agencies, provided such agencies satisfy the requirements as to qualifications and reliability.

\*\*\*It shall be the duty of the permit holder or their agent to notify the building official that such work is ready for inspection. It shall be the duty of the person requesting any inspections required by this code to provide access to and means for inspection of such work.

**Work covered without notification to building inspector may require removal for inspection at owner or contractor's expense.**