

Required Residential Inspections (International Residential Code 2012)

Preliminary Inspection – Site layout prior to permit issuance

Foundation Inspection – Inspection of the foundation shall be made after poles or piers are set or trenches or basement areas are excavated and any required forms erected and any required reinforcing steel is in place and supported prior to the placing of concrete.

Plumbing, mechanical, gas and electrical system inspection – Rough inspection of plumbing, mechanical gas and electrical systems shall be made prior to covering or concealment, before fixtures or appliances are set or installed, and prior to framing inspection.

Floodplain Inspections(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 and Masonry Inspection – Inspection of framing and masonry construction shall be made after the roof, masonry, all framing, fire stopping, draft stopping and bracing are in place and after the plumbing, mechanical and electrical rough inspections are approved.

Other Inspections – As required by the building official.

Final Inspections – Final inspection shall be made after the permitted work is complete and prior to occupancy.

**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.