

BUILDING OFFICIAL DEPARTMENT
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BUILDING OFFICIAL
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MEMORANDUM

DATE: February 10, 2009
TO: Department Staff, Owners, Contractors, and Agents
FROM: W. Travis Luter Sr. *WL*
Building Official
SUBJECT: Combination Rough and Final Inspections

In the past each trade inspection has been performed individually. This is not a common practice in localities that utilize combination inspectors. Since our inspections staff is required and certified in all aspects of construction it is more efficient and good business practice to perform combination inspections. Therefore, as of March 1, 2009, all rough and final inspections will be performed together as a combination inspection. When you call for your rough and final inspections you will need to have all work completed to the appropriate stage. When the rough or final inspections are performed the inspector will be looking at framing/building, electrical, plumbing, mechanical, and gas. This will reduce the number of trips to the job site by the inspector and contractors. Please refer to these inspections as rough inspection and final inspection. This practice will typically lengthen the list of deficiencies at the rough and final inspections because all trades are inspected at one time.

As always your patience and cooperation as we integrate this into our normal business practices will be greatly appreciated.

1st Footing

Performed prior to placement of concrete. Trenches dug and free of loose dirt with bottom of the trench at least 18" below grade. Grade stakes and step down bulkheads must be installed. Property lines shall be marked and Erosion and Sediment Controls in place and maintained. Building permits and address shall be posted.

2nd Foundation

Performed prior to installing subfloor. Block work complete with crawl space graded and free from all vegetation. Sill plate and first floor framing installed and anchored. Permits and address posted on site with Erosion and Sediment controls in place and maintained.

3rd Rough-in

Performed prior to installing insulation. Rough framing complete with windows and exterior doors set. Mechanical, electrical, and plumbing rough-in work complete with required pressure test on plumbing and gas piping. Permits and address posted with Erosion and Sediment controls in place and properly maintained.

4th Insulation

Performed prior to installation of wallboard. Rough-in inspection must be approved and the insulation installed. Permit and address posted with Erosion and Sediment controls in place and maintained.

5th Final

All work complete with structure ready for final occupancy and use. Final grading and landscaping must be complete.

A SERVICE CHARGE OF THIRTY DOLLARS (\$30.00), SHALL BE CHARGED FOR EXTRA INSPECTION TRIPS

OCCUPANCY BEFORE A FINAL INSPECTION IS STRICTLY PROHIBITED. VIOLATIONS SHALL BE DEEMED A MISDEMEANOR!!