

OUTLINE OF REQUIRED INSPECTIONS (RESIDENTIAL)
PER THE REQUIREMENTS OF THE ICC RESIDENTIAL CODE AND PA UCC

The following list, while not absolutely complete, is a fair representation of the inspections required for a Certificate of Occupancy for a new Single Family Dwelling under the Pennsylvania Uniform Construction Code.

SETBACK

Performed after the lot has been staked out to ensure that the structure is laid out within the building envelope.

FOOTING

Performed after excavation, all forms are in place with all required rebar in place and properly supported, all debris removed from footing excavations, bottom of footings solid and capable of design support, depth pins at the edge of the footing, layout conforms to approved plan (no 'jumps' in footing at line of garage unless designed as such)

FOUNDATION

Poured Concrete: *Performed after forms are completed, all required rebar is in place, no debris in forms, all penetrations properly formed*

CMU: *Performed at the beginning to determine compliance with proper mortar head and bed joints.*

BACKFILL

Performed after foundation walls are complete or forms are stripped for proper height, anchor bolt placement, damp/water proofing, perimeter drain, parging, and insulation, per design on approved plan. Also confirm that first floor deck is in place or walls are properly braced or no more than 4' of backfill.

FRAMING – ROUGH

Performed after entire structure is framed to determine compliance with code and design, anchor bolts/straps in place and compliant, jack studs, load bearing supports, proper fastening, braced wall lines, narrow wall bracing, roof tie-downs, foundation straps, sheathing – wall and roof, window and door installation per mfr's instructions and fire blocking.

ROOFING

Performed at the same time as Rough Framing and includes underlayment, flashing, dripedge, roof and soffit venting, shingles, and vent boots.

PLUMBING – ROUGH

Performed at the same time as Rough Framing and includes laterals and services (sewer and water), water supply (test witness), drain-waste-vent (test witness), gas piping (test witness).

MECHANICAL – ROUGH

Performed at the same time as Rough Framing and includes ductwork tightness, return air, combustion air, appliance location and utility feeds.

ELECTRICAL – ROUGH (SHALL BE DONE BEFORE ROUGH FRAMING INSPECTION)

Record name of inspecting agency and date of rough inspection.

ENERGY CONSERVATION

Performed AFTER rough framing and fireblocking: Insulation, tyvek (building wrap), window/door flashing, NFRC ratings for all fenestration – record to confirm compliance

DRYWALL

Performed as the lay-up begins, to check fastening and fit, return if necessary for follow-up.

FINAL

Perform final review of all systems: plumbing, mechanical, air-tightness test, electrical, check total building, basement insulation and finish, confirm that grading (and landscaping) conforms to approved land plan.