

# SINGLE FAMILY DWELLING INSPECTIONS

The work being scheduled for inspection shall be ready at the time of inspection or be subject to a per trade re-inspection fee. All necessary plans shall be on site for the inspector at each inspection request. All pertinent information shall be included with the plans, such as the truss design and layout sheets, summary reaction sheet, I-joist layout, and LVL beam specifications. Note that all engineered construction products shall be accompanied by either an architect or engineer seal and shall be designated for the permitted project. The *911* address must be posted by the first inspection. A temporary address may be posted on the permit box and an additional 911 address is required at the drive entrance if the structure is more than 100 feet from a named road. In addition, 4 inch numbers in height are required on the structure at the time of final inspection.

- **Footing Inspection:** To be scheduled after the trenches are excavated, all grade stakes are installed, all reinforcing steel and supports are in place and appropriately tied and all necessary forms and bulkheads are in place and braced before any concrete is placed. Footings shall bear on undisturbed natural soils or engineered fill per Section R403. In no case shall the bottom of the exterior footing be less than 12 inches below the undisturbed ground surface. Note that deck footings may be requested at a later date.
- **Temporary saw service:** electrical inspection may be included at the footing or foundation inspection. Note that a separate saw service electrical inspection may be requested with an additional \$60.00 inspection fee. Also, deck footings may be requested as a separate inspection.
- **Slab Inspection for Habitable Spaces:** To be scheduled in two parts: First after all forms have been placed and after all under slab materials, electrical, plumbing and HVAC components have been placed and inspected. The second part shall be inspected after all crushed stone, vapor retarder, reinforcing steel with supports and ties, and all welded wire fabric is installed and as required. Termite treatment chemical verification at slab inspection or termite baiting system installed at final inspection. Driveways, garage slabs, carport, porches, and sidewalks are considered non habitable spaces and do not require inspection except when they are structural.
- **Foundation Inspection:** The foundation inspection shall be performed in two parts with the first part to be scheduled after all foundation supports and/or piers are installed and prior to backfill. This inspection shall also be used to check the footing projection. Damp proofing, waterproofing and

perimeter foundation drainage are not part of the foundation inspection but are a code requirement. An open floor inspection may be combined with a foundation inspection at the contractor's request.

- **Trade rough-in inspections:** Trade rough-in inspections shall be made when all building framing and parts of the electrical, mechanical, or plumbing systems are installed that will be hidden from view in the finished building have been placed; but before any wall, ceiling finish, or building insulation is installed. Each trade should be scheduled individually when ready for inspection. Trade work installed underground is considered underground rough-in inspections and may be inspected at any point during construction prior to covering.
- **Building rough-in inspection:** Framing inspections shall be made after the roof (excluding permanent roof covering), wall ceiling, and floor framing is complete with appropriate blocking, bracing, and firestopping in place. In addition, all trade rough-ins must be *approved* prior to building rough-in inspection. The following items shall be in place and visible for inspection:

Chimneys and vent pipes

Flashing for roofs and chimneys

Insulation baffles

All lintels that are required to be bolted to the framing for support

All windows and exterior doors and flashing

Siding or exterior finish material may be installed

**Note:** Permanent roof coverings are not required to be installed at the building framing inspection.

- **Insulation Inspection:** To be scheduled after the building framing and trade rough in inspections are approved and after the permanent roof covering is installed. All wall insulation must be installed and air barriers shall be installed behind tubs, showers, stairs, and fireplace units when located on exterior wall. (This may be installed during the building framing inspection.) Blown attic insulation and crawl space insulation should be installed after drywall is installed and is inspected with the final building inspection. Depth markers for blown in attic insulation is required.

- **Conditional Power:** Temporary electrical connections may be approved per section 204.9 of the North Carolina State Administrative Code to assist in the completion of the construction, testing of equipment and other building service systems. An application form may be obtained from the Central Permitting office or our website. This application must be signed by the builder, electrical, mechanical and plumbing contractors after the date of insulation approval. A \$50 Conditional Power fee will be charged at this time. The Educational Impact Fee will be required to be paid at this time, if it has not already been paid.
- **Final Inspection:** Final inspections shall be made for each trade after completion of the work authorized under the technical codes. All projects shall be accessible for final inspection. A building final is required before electrical utility services are approved for connection. Floor coverings are not required to be installed for final inspection except for the bathrooms. Final grades must be complete and all driveways, walk ways, and patios must be installed. Permanent addresses and the E1 certificate must be posted on all new buildings.
- **Alternative Design:** Any alternative design or construction method which were set forth and approved by the Engineering Division of the North Carolina Department of Insurance shall be approved and accepted. Any alternative construction method currently included in the building code shall be approved and accepted. Interpretation of the building code by the Department of Insurance shall be implemented by the building official.
- **Licensed Architect and Engineers:** Approval and acceptance of a building element or component by a licensed architect or engineer shall be approved by the building official providing the following are completed:
  - the submission is completed under a valid seal of the licensed architect or engineer.
  - field inspection of the installation or completion of construction component or element of the building is performed by that licensed architect or engineer.
  - that the licensed architect or engineer provides the county with a signed written document stating the component or element of the building so inspected is in compliance with the North Carolina Residential Code for One and Two Family Dwellings or Building Code as applicable.

Please Call - For information about an inspection, our Code Enforcement officials are usually in the office during early morning hours or late afternoon. They may answer questions you have about inspections or codes.  
Telephone number 919-542-8230.

Rev. 1/30/18