

INSPECTION INFORMATION – RESIDENTIAL

WARNING! City of Sandusky Building Inspectors MUST show a picture ID!
If you cannot make a positive identification of the person requesting entry for an inspection,
DO NOT allow them inside your house or on your property!

- ◆ *An approved set of construction documents shall be kept at the site of the work and shall be available for reference by the building official or his/her representative at all times during working hours while such work is in progress; Section 106.3 RCO.*
- ◆ *It is the duty of the owner or the owner's duly authorized agent to notify the building division when the work is ready for inspection. Access to and means for inspection of such work shall be provided for any inspections that are required by the RCO. It shall be the duty of the applicant to cause the work to remain accessible and exposed for inspection purposes but failure of the inspectors to inspect the work within three days, exclusive of Saturdays, Sundays, and legal holidays, after the work is READY for inspection, permits the work to proceed.*
- ◆ *When an inspector finds that any work in connection with the location, erection, construction, repair, alteration, moving, or equipment of a building is contrary to the approved construction documents the owner or the owner's authorized agent shall be notified where and in what way the portion fails to comply with the code. Any portions that do not comply shall be corrected, an inspection must be made, and that portion approved.*
- ◆ *Approvals are required – work shall not be done beyond the point indicated in each successive inspection without first obtaining approval.*
- ◆ *Manufacturer's installation instructions and specifications shall be available on the job site at the time of inspection.*

SITE

- Property lines must be physically visible on the site for viewing by the assigned building inspector before construction is started.
- Footer, soil bearing conditions, reinforcement and general configuration before concrete is placed.

FOUNDATION

- Foundation reinforcement, horizontal & vertical reinforcement of masonry foundation must be marked on building plans, perimeter insulation if required.
- Footer and foundation drainage system, sump location, waterproofing of foundation, etc.

CONCRETE SLAB OR UNDER-FLOOR INSPECTION

- Concrete slab and under-floor inspections 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 is placed or floor sheathing installed, including the subfloor.

LOWEST FLOOR ELEVATION

- If your project is within a Flood Plain and an elevation certificate is required, it shall be submitted to the building official.

FRAMING

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 completed and the rough electrical, plumbing, heating wires, pipes and ducts are approved. Protection of joints and penetrations in fire-resistance-rated assemblies shall not be concealed from view until inspected and approved.

- Exterior framing and anchorage system to foundation, structural columns, beams, headers, joists connections, etc.; placement spacing; floor and roof joists; bridging and anchorage to supporting walls, trusses, roof rafters; insulation; before walls are closed. Roof tie down. (Hurricane straps)
- Firestopping, draftstopping, firewalls, fire separation walls, rated walls, smoke partitions, etc., and opening protectives through same.
- Chimney and fireplaces, masonry or factory built. Manufactured specifications for factory built units.
- Heights of windows off floor and tempered glass locations.
- Heights and depths of steps.
- Handrail and guardrail placements.

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FIRE-RESISTANCE RATED CONSTRUCTION INSPECTION

Where fire-resistance rated construction is required between dwelling units or due to location on property, the building official shall require an inspection of such construction after all lathing and/or wallboard is applied, or before wallboard joints and fasteners are taped and finished.

OTHER INSPECTIONS

In addition to the inspections specified above, the building official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of the building code.

FINAL

*The final inspection shall be made after **ALL** work required by the plan approval is completed.*

- Location and means of egress. Egress hardware. Stairways, guardrails and handrails.
- Fuel fired units are checked for proper combustion air requirements. Clearances correct. Gas shut off at eye level of unit. Condensate lines are connected correctly and drained properly with standard P-traps or manufactured P-traps in unit.
- Residential smoke detectors must be hard-wired interconnected with battery backup. (Locations required by the new code include inside all bedrooms and the egress hallway or area and each story within a dwelling unit, including basements and cellars but not including crawl spaces and uninhabitable attics.)
- Handrail and guardrail height along with the spacing of spindles.

TESTING

- Residential building service equipment shall be tested as required by the RCO and applicable referenced standard. Advanced notice of the test schedule shall be given to the inspector. Required tests shall be conducted at the expense of the owner or owner's representative. When required, the tests shall be conducted in the presence of the inspector. Testing and inspection records shall be made available to the inspector, upon request, at all times during the fabrication of the systems and the erection of the residential building.
- New systems and parts of existing systems, which have been altered, extended, renovated or repaired, shall be tested as prescribed herein to disclose leaks and defects.
- Apparatus, material and labor required for testing a system or part thereof shall be furnished by the owner. Required tests shall be made by the owner and shall be conducted at the expense of the owner or the owner's representative.
- Where any work or installation does not pass an initial test or inspection, the necessary corrections shall be made so as to achieve compliance with this code and, upon corrections, the inspector shall be notified.

CERTIFICATE OF OCCUPANCY

- No building or structure, in whole or in part, shall be used or occupied until the building official has issued an approval in the form of a CERTIFICATE OF OCCUPANCY. The certificate of occupancy shall indicate the conditions under which the building shall be used.
- The building official is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the approval, provided that such portion or portions shall be occupied safely. The building official shall set a time period during which the temporary certificate of occupancy is valid.