

BUILDING INSPECTIONS DIVISION

RESIDENTIAL INSPECTIONS



FOOTING

FOUNDATION / SITE

BUILDING SLAB

PLUMBING SLAB

ELECTRICAL SLAB

PLUMBING ROUGH-IN

MECHANICAL ROUGH-IN

ELECTRICAL ROUGH-IN

GAS ROUGH-IN

FRAMING

INSULATION

GAS FINAL

ELECTRIC FINAL

CERTIFICATE OF OCCUPANCY / FINAL INSPECTION

FINAL SITE

Footing

To be made after trench excavations, soil compaction, forms erected, foundation straps installed, and all required horizontal and vertical reinforcing steel is placed and prior to concrete placement. For pile foundations, a qualified inspector approved by the Building Official must be present when the piles are being installed and during tests. Detailed records of the installation of each pile and the load tests shall be submitted for approval prior to installation of any floor system component.

Foundation

To be made after the masonry foundation work (piers, walls, etc.) has been erected. All required vertical and horizontal reinforcing steel, forms, bracing, and C.M.U.'s shall be in place with required inspection ports at all grout locations. This inspection must be approved **Prior** to any floor framing being installed and typically coincides with the **Building Site Inspection**.

Plumbing Slab

To be made after trenches are excavated and compacted. All water supply lines, sanitary/storm/roof drainage piping, associated fittings and protective devices which will be concealed shall be installed, tested, and inspected prior to placement of backfill.

Electrical Slab

To be made after trenches are excavated and compacted. All electrical conduit and grounding systems shall be installed and inspected prior to placement of backfill.

Building Slab

To be made after fill has been placed and compacted, interior footings excavated, any required reinforcing steel, wire mesh, termite treatment, and vapor barriers have been installed, prior to placement of concrete. The building slab inspection is made after the plumbing and electrical slab inspections have been approved.

Building Site

To be made after the masonry foundation work (piers, walls, etc.) has been erected. All required vertical and horizontal reinforcing steel, forms, bracing, and C.M.U's shall be in place with required inspection ports at all grout locations. In the case of a slab-on-grade or elevated slab, this inspection will take place at the same time as the building slab inspection. This inspection must be approved prior to any floor framing being installed. In addition, all silt fencing, erosion control methods, and trash containment systems shall be properly installed.

Note: Buildings located in flood hazard areas.

Elevation Certificate Required Before Release of Inspections.

Prior to the release of any rough-in or framing inspections, the Mt. Pleasant Building Inspection Division must receive an elevation certificate prepared on a current FEMA form and bearing the **original** signature and **seal** of a registered land surveyor or engineer for review and approval. All inspections related to this document will be held until this information is submitted and approved.

Plumbing Rough-In

To be made after DWV piping and water lines are installed and tested. The DWV system is required to be tested, either in its entirety or in sections, by the hydrostatic or air pressure test methods. Water line sections or the entire water-supply system shall be tested under a water pressure not less than 100 PSI. The plumbing rough-in inspection is made prior to the framing inspection.

Mechanical Rough-In

To be made after all interior equipment, duct systems (sealed and insulated), refrigerant lines, safety pans, condensate drains, thermostat cables, and any other associated equipment or systems are installed. The mechanical rough-in inspection is made prior to the framing inspection.

Electrical Rough-In

To be made after all electrical wiring and conduits, workboxes, panelboards, sub-panels and associated systems have been installed, supported, secured, terminated, and protected from physical damage. All metallic device and workboxes shall be properly bonded at this time. The electrical rough-in inspection is made prior to the framing inspection.

Gas Rough-In

To be made after all fuel-gas piping, outlet flanges, shut-off valves, hangers, clamps, required sediment traps, caps or plugs, etc. are installed and tested with a minimum air test of 10 P.S.I. In addition, all associated venting and combustion air systems shall be in place and properly terminated. Each individual equipment manufacturer's installation/operation manuals and instructions shall be available on the premises for review by the appropriate inspector. The gas rough-in inspection is made prior to the framing inspection.

Framing

To be made after or in conjunction with the electrical, plumbing, mechanical, and gas system inspections. Trades must be inspected and approved Prior to framing approval. All structural masonry, floor/wall/roof framing, bracing, connectors, window/door units, fireplaces/fire stopping, draft stopping, moisture barriers, flashing and roof coverings shall be installed with overall dry-in of the building complete.

Insulation

To be made after floor, wall and ceiling insulation, vapor retarders, and baffles are installed. The installation of blown-in-place loose-fill attic insulation, and floor insulation in crawl space areas may be deferred at this time; however, all insulation must be in place prior to the final inspections. All rough-ins and framing inspections shall be approved prior to installation of any insulation.

Gas Final

(Natural Gas Systems Requiring Release of Service)

To be made after all gas utilization appliances, equipment, regulators, etc. have been installed with their final connections made. At this time, all above ground metallic gas piping systems shall be grounded at the point of entrance to the structure, and completely ready to be placed into service. The Building Inspections Division will notify the proper utility company for permanent gas service to the building only after the gas final has been approved.

Electrical Final

To be made after the service and service equipment, panelboards/switchboards, and wiring are complete and all required fittings, devices, appliances, fixtures and equipment are in place and properly connected or protected. The Building Inspection Division will notify the proper utility company to install permanent power to the building only after the electrical final has been approved.

Certificate of Occupancy (C/O)

To be made after the building is completed and ready for occupancy. At this time, all above ground Liquid Propane gas metallic piping systems shall be grounded at the point of entrance to the structure. L.P. gas tanks shall be installed (anchored if required) at their permanent location, and all L.P. gas utilization appliances and equipment, regulators, etc. shall be installed with their final connections made, fully operational, and ready for service. Final mechanical, and plumbing fixtures, appliances, devices, etc. shall be in place and fully operational. All guardrails, handrails, and other life safety features installed, and final site and crawl space grading completed. Water and sewer service must be operational and installation approved by the Mt. Pleasant Waterworks Commission. The correct building address must be posted on the premises.

A Certificate of Occupancy is issued after the C/O final inspection has been improved. A C/O is not issued on additions, alterations, or repairs unless there is a change of occupancy classification or its issuance is specifically requested.

Occupancy of a building in any manner, including by furniture or other furnishings, before the issuance of the C/O is a misdemeanor. Prior approval must be obtained from the Building Official if occupancy is desired before the issuance of the C/O.

Other Inspections

In addition to the inspections referenced above, the Building Official may make or require additional inspections to ascertain compliance with the applicable codes and ordinances as adopted.

Notes:

- 1) Permit Forms shall be posted together in a location that is visible from the road or entrance to the property. Permit Forms shall be protected from the weather at all times. Permit Forms shall be accessible to all officials, inspectors, and emergency personnel for the proper identification of the construction site, posting of any correction notices, and signatures to indicate that the corresponding inspection has been completed and approved.
 - 2) Prior to any construction related activity on a lot, silt fencing must be properly installed along the curb in front of the lot (except at the 20 foot access entrance), along the Office of Coastal Resource Management Critical Line, along wetlands and any other locations needed to maintain erosion control at the site. Failure to properly erect and maintain required silt fencing or to keep streets and public facilities near the work site clean and free of deposited materials will result in the stoppage of the work until such time as the situation is corrected.
 - 3) A \$50.00 **re-inspection** fee may be imposed at the discretion of the Building Official or his representatives. The fee must be paid at the Building Inspection Division office prior to the re-inspection. **(Payment is due by 1:00 PM on the day before scheduled re-inspection.)**
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Schedule an Inspection

To schedule an inspection call the Inspection Department at 843-884-5184 or schedule on-line at www.buildingdepartment.com