



## **BUILDING INSPECTION DIVISION**

7700 Market Boulevard, P.O. Box 147

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### **Typical New Home Inspections**

**Note:** *Approved plans, surveys, inspection records, and proper permits must be on the job site at all times. Inspections will NOT be done if the address is not posted and the proper paperwork is not at the site.*

Inspections are listed in the order they should be performed.

**Site Inspection** – to verify that erosion control is in place prior to excavating for the foundation.

**Footing Inspection** – check setbacks, elevation, soils, form/pad sizes, and reinforcing steel.

**Foundation Inspection** – is inspected after foundation reinforcing is secured in place and before concrete is placed. If the foundation wall is engineered, a copy of the engineering specs must be on site for the inspector, and all reinforcement must be installed exactly as prescribed in the specs.

**Pre-backfill Inspection** – this inspection should be done after the basement walls have been waterproofed, foundation insulation is in place, and the exterior foundation drainage system is installed, but before the basement has been backfilled.

**Exterior Braced Wall Inspection** – this inspection is to take place before the weather barrier has been installed to verify the location, blocking, and fastening patterns of exterior braced wall panels.

**Slab Inspection** – this inspection should be done before pouring the basement floor slab to verify that poly has been installed with properly lapped joints.

**Electrical Rough-In** – The City does **not** do this inspection. Please call Brian Luce, the State Electrical Inspector, at 952-233-8988 between 7:00-8:30 a.m. on weekdays to schedule an inspection.

**Heating Rough-In** - This inspection must be done before the framing inspection and must be requested by the heating contractor.

**Plumbing Rough-In** - This must be done before the framing inspection and must be requested by the plumbing contractor. An UNDERGROUND ROUGH-IN may be requested if the slab is to be poured before the framing is completed.

**Fireplace Inspection** - On a manufactured fireplace, the inspection must be done when all elements of the unit can be viewed. On a masonry fireplace, the inspection must be done when the first flue or clay liner is set. Each fireplace in a house requires an inspection.

**Framing Inspection** - This inspection is done after the above inspections are completed.

**Radon Inspection** – this is done concurrently with the framing inspection to verify that the radon mitigation pipe is installed from the basement through the roof, is appropriately labeled, and that the radon pipe is properly insulated within the attic.

**Insulation Inspection** - This is done after the framing inspection is approved. This will only be approved if all corrections requested in previous inspections **have been completed** and the roof is watertight.

**Interior Braced Wall Inspection** – this inspection is to take place after drywall is installed but before it is taped to verify the location, blocking, and fastening patterns of interior braced wall panels.

**Drywall Inspection** – Required on attached townhomes only. This inspection must be done after the drywall is installed but before it is taped to verify fastening patterns and fire separation requirements.

**Septic Inspections** – the following inspections are required for a septic system: soils, scarification, tanks, mound/distribution/sewer, and final.

**Plumbing Final** - The plumbing contractor must request and attend this inspection.

**Heating Final** - The heating contractor must request this inspection.

**Electrical Final** – The City does **not** do this inspection. This inspection must be completed and approved prior to the final building inspection. Please call Brian Luce, the State Electrical Inspector, at 952-233-8988 between 7:00-8:30 a.m. on weekdays to schedule an inspection.

**Final Inspection** - **All other inspections must be completed before this inspection is done.** The building may not be occupied, and no personal belongings may be moved into the home or garage until all final inspections are approved and a Certificate of Occupancy is issued.