

REQUIRED INSPECTIONS

REVISED 7-30-03

TOWN OF INDIAN RIVER SHORES BUILDING DEPARTMENT

Approved plans, N.O.C. and permits must be on site for inspections.

1. Tree preservation, land clearing.
2. Stem wall footing.
3. Stem wall & down cells.
4. Rough plumbing & sewer.
5. Slab on grade with gas, electrical and a/c (underground).
6. Pool shell bond: Pool steel, main drains & suction inlets and pipe and pressure test.
Spa steel: shell bond, main drain & suction and pipe and pressure test.
7. Tie beam/Bond beam, and columns.
8. **FRAMING - STRUCTURAL COMPONENTS – ANCHORAGE**
 - A. Rough electric
 - B. Security
 - C. Plumbing top out
 - D. H.V.A.C. rough duct work
 - E. Gas rough piping
 - F. Window & door installation
 - G. Truss engineering
9. Roof dry-in, hot mop, metal and tile installation.
10. Pool deck: Pool wet niche light, pool deck bonding and handrails.
11. Driveway
12. Electric Meter Release (Pre-Power) ***with conditions.***
13. Landscape and Irrigation
14. **BUILDING FINAL / C.O.**
 - A. Electrical
 1. Security
 - B. Mechanical
 - C. Plumbing
 - D. Roofing
 - E. Gas final
 - F. Pool, enclosure and barrier

REQUIRED INSPECTIONS (DETAILED)
APPROVED PLANS MUST BE ON SITE FOR INSPECTIONS

1. Tree Preservation
2. Land clearing
3. **Stem wall footing:** compaction report submitted to building department prior to inspection, posted notice of commencement, sanitary facilities on site, and stringline survey submitted.
Stem wall: inspection prior to slab back fill – pouring of cells.
4. **Rough plumbing, sewer, elect, gas & a/c UG:** required prior inspection approvals.
5. **Slab on grade:** required prior inspection approvals, termite certification posted, (stem wall) trash receptacle in place.
6. **Monolithic slab on grade:** required prior inspection approvals, compaction report, flood elevation certificate and formboard survey submitted to building department, termite certification, posted notice of commencement, sanitary facilities on site, trash receptacle in place.
7. **Pool steel/pool bond:** minimum #8 copper, all connecting points coated.
Pool piping pressure: pressure to be on pool piping lines per FBC 2001.
8. **Tie beam / Bond beam:** clean outs at slab level, vertical reinforcement, required overlaps for size rebar.
9. **Rough electric:** lighting and receptacle circuits, GFCI circuits, range, WH, dryer, A/C-heat, service panel, distribution panel.
10. **Security:** low voltage, heat sensors, etc.
11. **Plumbing top out:** pressure test, tub sets, cleanouts, plastic pressure test for two story.
12. **Gas - underground/rough-in piping:** service line size and fittings, pressure test.
13. **H.V.A.C. Rough duct work:** Equipment location, labeling, duct sizing, servicing disconnects, ventilation duct work, duct supports.

14. **Framing- structural:** strapping and connectors, sub-siding fastening, roof sheathing and fastening, truss system, windows and exterior door calculations including garage door, truss engineering, energy code calculations.
15. **Insulation:** infiltration, insulation R-Value, venting, energy code verification.
16. **Roofing:** dry-in or hot mop, flashing, drip edge, valley flashing & tile installation.
17. **Electric Meter Release (Pre-Power):** all outlets, switches, electric panels, mechanical equipment and lights installed or lights capped off for inspection. Pre-Power release form to be signed, completed and turned into the Building Department prior to inspection.
18. **Electrical final:** Residence securable, all breakers in place and labeled, service equipment completed to N.E.C. standards, any non-terminated conductors must be protected (wire nuts).
19. **Driveway:** hardscape, utility pads and walls.
20. **Gas Final:** all appliance terminations completed to code.
21. **Landscape Final:** all hardscape and landscape completed and site drainage plan completed.
22. **Building Final:** (Certificate of Occupancy) Final survey, final flood elevation certificate, solid waste fees paid, pool, screen enclosure, pool barrier, energy code compliance, Health department, all building department requirements, building site clean of material and debris.
23. **Pool Final:** Pool complete with enclosure and barrier requirements per FBC 424. Pool heater bond and pool heater cover, as required by the Florida energy code, installed.