



Georgetown County Department of Planning and Development

Building Division

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05/01/15

TYPES OF INSPECTIONS FOR COMMERCIAL DEVELOPMENTS

1. **Footing Inspection:** To be done after the trenches are excavated and the placement of any required structural steel and **prior** to placement of any concrete. ***Building setbacks will be checked during the footing inspection.*** String lines need to be located from corner to corner of the property lines prior to the inspection. If the inspector cannot clearly identify all setbacks the inspection will fail and a re-inspection fee will apply. ***Sanitation facilities must be on site for this inspection.***
2. **Slab plumbing Inspection:** To be done once all under-slab plumbing has been placed in the ditch and properly connected and sealed. Test drain lines with a 10' stack full of water or 5#s. of air. Water supply lines w/fittings must be tested w/50#s of air, with water added. Sleeves are required for penetrations of block walls or through or under footings. Drain lines less than 2" may not be used underground.
3. **Slab-poly/wire Inspection:** (Slab floors only) To be made after slab plumbing has been approved and covered. Soil shall be compacted. A separate compaction test may be required by the Inspector. Interior load bearing footings in place with reinforcement, termite treatment complete, 6 mil (minimum) poly moisture barrier in place and wire installed (if required) All penetrations through the poly must be sealed as well as poly seams. Block wall construction will be matched to plans at this inspection.
4. **Bond Beam Inspection:** To be made prior to pouring concrete masonry units to check continuous lateral steel connected to dowels to top of block work, with no openings allowed in top of block, i.e., openings for access or ventilation. (Note: Bond Beam must be continuous around entire perimeter.
5. **Floor Framing Inspection:** (for wood floors and decking only) To be done prior to placement of sub-flooring. Pier placement, foundation strapping and anchors, joist spans, nailing, ledgers, clearances, cutting and notching of bearing and bridging members will be checked at this time.
6. **Sheathing Inspection:** To be done prior to any roof covering or exterior siding or stucco being applied. Nailing patterns must match pattern called for on plans. Doors and windows cannot be installed prior to passing this inspection.
7. **Brick Inspection:** To be done prior to the installation of brick or stone veneers. House wrap, flashing applied under house wrap, all wall ties, must be evident, even at the gable ends.
8. **Rough-In Inspection:** To be made prior to the covering or concealment of interior walls or ceilings. This inspection will include framing, strapping, electrical, mechanical, and a plumbing inspection.

9. **Insulation Inspection:** To be done prior to installation of drywall. This inspection will assure proper R-values of the insulation as well as baffle and strap placement. (An Insulation Inspection of any blown-in insulation will be done as part of the Final Inspection.)
10. **Electrical Compliance Inspection:** To be done when *temporary* electrical service is requested (good only for 90 days, a written request is required for an extension) All electrical devices are to be installed, the panel, meter base and disconnect must all be completed. **Do not backwire the electrical service.** *Note:* No furniture may be placed in the building and no occupancy of the structure may occur until issuance of the Certificate of Occupancy. Furnishing or occupancy prior to C.O. is grounds for immediate disconnection of electrical service to the building.
11. **Final Inspection:** To be done when the building is complete and ready for occupancy. Proper posting of the 9-1-1 address, hose bib frost and back flow protection, electrical circuit testing, handrails, guardrails, attic blown-in insulation, a working telephone in all elevators, are some of the items for this inspection. Your completed Roster Card is due at this time. ***Please note that this inspection will not be scheduled until you have all the other required approvals in place (see the Fire Department, Zoning Division and Stormwater Division information below).*** Your "Finished Construction" Elevation Certificate is also due at this inspection if your project is in a flood zone; an original elevation certificate must be submitted to the office for review and approval before we can schedule your final inspection.

Fire Department Inspection:

The local Fire Inspector will need to participate in electrical, rated wall and final inspections. They must also conduct inspections of any fire protection systems such as fire alarms, fire protection sprinkler systems, range hood systems, etc. Contact them directly for their requirements.

Zoning Division Inspections:

Inspection for compliance with parking count, signage and tree regulations.

Stormwater Division:

Inspection for compliance with the approved storm water management plan.

Special Inspections:

According to Chapter 17, section 1704 of the I.B.C. 2006, it is the responsibility of the design professional to determine if and what types of special inspections are required and to hire (with authorization from the owner) an approved special inspector and/or agency to perform the required special inspections. A list of the special inspections required should be included in the Code Summary submitted with the plans for review. Special inspection reports are to be submitted to the building department immediately upon availability and all special inspections must be completed and all discrepancies settled prior to the issuance of the Certificate of Occupancy.

A **Certificate of Occupancy** will be issued after **all** necessary inspections have been performed and passed. ***PLEASE NOTE THAT NOT ALL INSPECTIONS OR POINTS MENTIONED WILL APPLY TO EVERY SITUATION.***