



**Georgetown County  
Department of Planning  
And Development**

Building Division  
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## **TYPES OF INSPECTIONS FOR RESIDENTIAL DEVELOPMENT**

**Footing Inspection:** Request after the trenches are excavated and the placement of any required structural steel and **prior** to placement of any concrete. **Building setbacks** will be confirmed at this inspection. String-lines from corner to corner of the property must be up 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.***

**Slab plumbing Inspection:** Request once all under-slab plumbing is in place, properly connected and sealed. Drain pipes tested with 3"X10' pipe stack full of water. Water supply pipes w/fittings, filled with water and a minimum w/50lbs of air. Sleeves are required for penetrations of block walls and through or under footings. Drain lines less than 2" may not be used underground.

**Slab-poly/wire Inspection:** (*Slab floors only*). Request after the slab plumbing has been approved and covered. The soil shall be compacted (*a compaction test may be required by the Inspector*). Interior load bearing footings must be installed per plan, termite treatment complete, a minimum 0.6 mil poly moisture barrier in place and wire mat installed (*if required*). All penetrations through the poly and seams must be sealed. Block wall construction will be matched to plans at this inspection.

**Bond Beam Inspection:** Request prior to pouring the concrete masonry units to check the connection of the continuous lateral steel to the vertical rebar at the top of the block work. No openings are allowed in the top block, i.e., openings for access or ventilation. (*Note: The bond beam must be continuous around perimeter.*)

**Floor Framing Inspection:** *(Crawlspace construction)*. Request prior to placement of the sub-flooring. Pier placement, straps and anchors, joist spans, nail pattern, ledgers, clearances, cutting and notching of bearing and bridging members will be checked at this time.

**Sheathing Inspection:** Request before the vapor barrier is applied. The roof under-lament may be applied. Nailing patterns must match the detail on the plans. Doors and windows cannot be installed prior to passing this inspection.

**Brick Inspection:** Request prior to the installation of brick or stone veneers. The vapor barrier, flashing *(applied under the vapor barrier)* and all wall ties must be evident, even at the gable ends.

**Rough-In Inspections:** Request prior to the covering or concealment of interior walls or ceilings. This inspection will include **plumbing, electrical, mechanical,** and a **framing** inspection. *(You may request all to be done at once or individually. Framing should be the last rough inspection requested.)*

**Insulation Inspection:** Request prior to installation of interior finishes. This inspection will assure proper R-values of the insulation as well as baffle placement. *(Blown-in insulation will be done as part of the Final Inspection.)*

**Electrical Compliance Inspection:** Request when the structure is ready for electrical service. *(A final inspection should be requested within 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. *Note:* No furniture may be placed in the building and no occupancy of the structure may occur until issuance of the Certificate of

Occupancy. Furnishings or occupancy prior to C.O. is grounds for immediate disconnection of electrical service to the building.

***Final Inspection:*** Request 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. The **“Finished Construction” Elevation Certificate and the recorded Non-conversion Agreement** 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.

A ***Certificate of Occupancy*** will be issued after **all** necessary inspections have been completed and passed. If the waste plumbing is connected to a septic tank, a copy of the DHEC approval must be submitted prior to issuance of the Certificate of Occupancy.

***PLEASE NOTE THAT NOT ALL INSPECTIONS OR POINTS MENTIONED APPLY TO EVERY CONSTRUCTION PROJECT.***