



Georgetown County Department of Planning and Development

Building Division

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[05/01/15]

TYPES OF INSPECTIONS FOR RESIDENTIAL 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. A detail drawing of brick requirements is available upon request.
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 will assure proper R-values of the insulation as well as baffle and strap placement. (Insulation Inspection of any blown-in insulation will be inspection 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 of this time period). All electrical devices are to be installed, the panel, meter base, and disconnect must all be completed. Do not back wire the electrical service.
Note: No furniture may be placed in the house and no occupancy of the house may occur until issuance of a Certificate of Occupancy. Furnishing or occupancy prior to C.O. is grounds for immediate disconnection of electric service to the house.
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 and 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. 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.

A **Certificate of Occupancy** will be issued after all necessary inspections have been performed and passed. If you have a septic tank, a copy of the final approved septic tank permit from DHEC showing that the tank has been installed and approved by them must be submitted prior to issuance of the certificate of occupancy.

PLEASE NOTE THAT NOT ALL INSPECTIONS OR POINTS MENTIONED WILL APPLY TO EVERY SITUATION.