

Required Residential Inspections By Permit Type

Find your permit type below; typical inspections are listed in the usual sequence of construction & inspection.

(At times, specific project circumstances may require inspections that are different than indicated.)

Addition or Alteration

If there is a new foundation and/or concrete slab, the following inspections are required:

1. Footing, Trench, or Pier Foundation (pre-pour)
2. Foundation Wall (pre-pour)
3. 1st Drain Tile (includes damp proofing / exterior insulation / window well and sump pit, if applicable)
4. 2nd Drain Tile (verification of aggregate backfill material, if applicable)

If there are any of the following types of work, then a corresponding inspection is required:

5. Underground Plumbing, Electric, Mechanical and/or Radon
6. Underground Water Service (all work exposed)
7. Underground Storm and/or Sanitary Sewer Connections (all work exposed)
8. Floor Slab (basement and/or garage slab pre-pour)

Note: For additions only: if a zoning variation was granted by the ZBA, and there is a new foundation, a "Spot Location Survey" must be submitted to DPS for review and approval.

This survey is required to obtain inspections listed below:

9. Electrical Rough-in (if applicable)
10. Electric Service (if applicable; electrician required to be on-site with panel cover open)
11. Mechanical Rough-in (if applicable)
12. Plumbing Rough-in (includes interior water and waste piping, sump and gas piping, if applicable)
13. Fire Sprinkler (if applicable)

Required for all:

14. Framing / Structural (before insulation is installed)
15. Insulation / Fireblocking
16. Driveway (if applicable; pre-paving / pour)
17. Site / Grading (if applicable; after driveway and grading)
18. Final Building Inspection
19. Final Site / Grading Inspection (if applicable)
20. Certificate of Occupancy

Note: If there were civil engineering drawings required for permit issuance, then "AS-BUILT" drawings are required to be submitted to confirm civil engineering compliance. These drawings must be approved before the permit can be closed.

Detached Garage (Accessory Structure)

1. Foundation / Footing / Slab (pre-pour slab reinforcing must be in place)
2. Electrical Rough-in (if applicable; includes trench before backfilling)
3. Plumbing / Mechanical Rough-in (if applicable)
4. Framing / Structural
5. Driveway (if applicable; pre-paving / pour)
6. Site / Grading (if applicable; after driveway and grading)
7. Final Inspection

Note: If there were civil engineering drawings required for permit issuance, then "AS-BUILT" drawings are required to be submitted to confirm civil engineering compliance. These drawings must be approved before the permit can be closed.

Electrical Interior Work and/or Electrical Service

1. Electrical Interior Work Rough-in
2. Electrical Service (includes trench before backfilling; if applicable)
3. Electrical Final Inspection

Generator-Emergency Back-up Power

1. Underground Gas
2. Final (generator must comply with zoning setbacks; electrician required to be on-site with the panel cover open)

Plumbing Interior Work and/or Water Service

1. Plumbing Interior Work Rough-in (if applicable)
2. Water Service (includes trench before backfilling; if applicable)
3. Plumbing Final Inspection

Shed/Gazebo (Accessory Structure)

1. Foundation/Pier Excavation (pre-pour)
2. Framing / Structural
3. Electrical (if applicable)
4. Final (if pre-fab, manufacturer's specifications must be available; attachment to ground will be inspected)

Note: If there were civil engineering drawings required for permit issuance, then "AS-BUILT" drawings are required to be submitted to confirm civil engineering compliance. These drawings must be approved before the permit can be closed.

Swimming Pool

1. Bonding of Pool (shell) Rebar
2. Underground Electrical Conduits (pool lights, pumps, feed to controller)

Items 1 and 2 can be combined for one inspection.

3. Bonding of Anchor Cups (and similar accessories)

4. Bonding of Equi-potential Perimeter Grid

Items 3 and 4 can be combined for one inspection.

5. Site / Grading (after paving and grading)

6. Final Inspection

Note: If there were civil engineering drawings required for permit issuance, then "AS-BUILT" drawings are required to be submitted to confirm civil engineering compliance. These drawings must be approved before the permit can be closed.

STOP