

REQUIRED INSPECTIONS

Footing Inspection – This first inspection is made after all footing and frost walls are dug. Rock must be in place around the outside of the footing along with its drain system. Frost walls should wrap around the corners at least two feet. All footings and frost walls should be crumbed out and have no water or slop. All property pins must be exposed with string lines down the sides and reinforcing must either be in place or on-site.

Pre-Pour Foundation Inspection – Closer attention is given to the setback requirements on all sides. Again, all property pins must be exposed and string lines in place. Wall thickness and reinforcing are checked along with dowel pins and cleanliness of the footings for the walls. Foundations that stair-step down to a footing below (such as from a house to a garage), are checked closely for adequate support on footings. A 12-inch bridge is only permitted in that area with rebar installed properly. This usually is the time for thickened slab and beam post pad inspections. Note that any ‘bearing’ basement wall must have a thickened slab underneath for proper support.

Post-Pour Foundation Inspection – This inspection is made after foundation walls are poured and the damp-proofing is completed. Masonry walls shall have cement parging applied to the exterior of the foundation walls. All concrete or masonry foundation walls shall have an approved drainage system in place and anchor bolts properly spaced along the top of the foundation.

Rough-In Inspection – All roughs (electrical, mechanical, plumbing) must be completed before this inspection is scheduled. Special attention is given to the condition of roof and floor trusses after all subcontractors are finished. Inspections are also made on all headers, girders, beams, sheathing, and stairways along with clearances for fireplace chimneys and exhaust pipes. Arc-fault protection is required in all bedrooms. If the home is to include a deck, the piers and platform must also be inspected at this time. All decks are to be built self-standing and meet the specifications required by the City of Troy.

Electric Service Inspection – A 200 amp minimum service is required for all new construction with a means for service disconnection installed at a readily accessible location either outside of the building or inside the nearest point of entrance of service conductors.

Drywall Inspection – This is done when all drywall is hung but before it’s plastered or mudded and taped. All drywall must be the proper thickness where required and nailed or screwed off according to the fastener schedule.

Final Inspection – Before the home is occupied, all construction and rough grades must be completed. This includes removal of all construction trash on the job site and adjacent lots. All mechanical, electrical and plumbing components and fixtures must also be completed.

OTHER INSPECTIONS AND REQUIREMENTS –

- * The City inspects all sewer taps checking for uniform support, rock, pipe size and type and location in relation to driveways and water lines.
- * Erosion control or silt fence must be in place. The inspection will not be made if erosion control is not in place; a failed inspection will be noted on the permit files.
- * Temporary rock driveways are also required until concrete is poured.
- * Each jobsite shall maintain a construction dumpster of adequate size. If adjacent, up to three jobsites may share one dumpster of adequate size.
- * The portion of a driveway through which the city sidewalk passes shall have a maximum slope of one inch.
- * Roof and floor truss plans must be on every job site during the rough wire and framing inspection.

**** ALL inspections require 24-hour notice; however, every effort will be made to conduct inspections called in BEFORE 8:30 a.m. Inspections will only be made between 8:00 a.m. and 1:30 p.m.**