

INSPECTION REQUIREMENTS

These are the minimum inspections mandated by Code; other inspections may be necessary. Chatham County stamped and approved drawings are required on the job site upon request by the inspector(s) conducting the required/requested inspections.

NOTE: Erosion control devices and Chatham County Engineering Departments “Land Disturbing Activity Permit” is required before any clearing, grading, or digging begins. Proof of site’s soil treatment against termites is required. Soil compaction tests may be necessary prior to inspection of some footings / foundations.

It is your responsibility to see that all inspections are made.

1. ZONING SETBACKS: It is the responsibility of the owner/contractor to string all four sides of a lot so the required setbacks may be properly checked. The stringing must remain in place until the slab or footing inspection is passed. The site plan is required to be kept on the job site along with the construction drawings.
2. UNDER SLAB ROUGH-IN: Applicable only when electrical, plumbing, gas, heating/air conditioning items are placed under or inside of placed concrete. These rough-ins must be passed before placement of concrete.
3. FOOTING, FOUNDATION, SLAB, MONOLITHIC SLAB, BOND BEAM, AND LOAD BEARING RETAINING WALL: These inspections must be passed before placing concrete.
4. SUBFLOOR: This inspection must be passed **BEFORE** beginning framing. For structures built in a flood zone, the Under Construction Elevation Certificate must be submitted at this time.
5. SEWER: Inspections must be passed before sewer line to building is covered.
6. ELECTRICAL ROUGH-IN: Inspections must be passed before any insulation of gypsum board/sheathing can be installed over electrical items.
7. PLUMBING TOP OUT: Inspections must be passed before any insulation or gypsum board/sheathing can be installed over plumbing items.
8. GAS, HEATING, VENTILATION/AIR CONDITIONING ROUGH-INS: These must be passed before ducts can be covered with insulation and/or gypsum board/sheathing.
9. PREFAB FIREPLACE ROUGH: Must be passed at the framing inspection. The installation will comply with manufacturer’s instructions.
10. FRAMING: The reinforcing steel and structural framework must be approved before covering and concealing. Where applicable, the hydrostatic vents and breakaway walls will be inspected at the framing stage as per their respective flood zones. The FEMA inspection type shall be requested by the contractor to enable the inspector to inspect and provide technical assistance necessary in the event any changes are to be made to accommodate the FEMA flood protection requirements. Hurricane/wind load resistance connections shall be installed for minimum of 90-120 mph (depending on location) wind speeds. Fire stops and draft stops are required in combustible construction will be in place.
11. NAIL PATTERN: 15/32” sheathing fastened with #8 ring shank nails 3” OC at corners and edges and 12” OC in field prior to covering.
12. INSULATION: Insulation must be in walls/appropriate area and passed before gypsum board/sheathing/other concealment made. Other Energy Code requirements may be necessary for Energy Code inspections.

13. 30-DAY TEMPORARY POWER: The electrical rough-in must be passed before requesting 30-DAY TEMPORARY POWER.
14. HVAC: All HVAC inspections must be passed before requesting an HVAC final
15. GAS FINAL: All gas inspections must be passed before requesting a gas final. Must be passed before gas can be turned on.
16. ELECTRICAL FINAL: All electrical inspections must be passed before requesting an electrical final.
17. PLUMBING FINAL: All plumbing inspections must be passed before requesting a plumbing final.
18. BUILDING FINAL: All required inspections must be passed before requesting a building final.
19. CERTIFICATE OF OCCUPANCY: The building final must be passed before issuance of a Chatham County Certificate of Occupancy. The building shall not be occupied without a Certificate of Occupancy. For structures in a flood zone, all required documentation must be submitted. The Engineering Department must give their approval on all site improvements prior to the certificate's issuance and the electrical power release.