

Required Inspections

The Building Official, upon the request of the permit holder or the authorized agent, will make the following inspections and will notify the permit holder of any code violations which must be corrected prior to starting the next phase of construction. *Rough inspection of footing, foundation, framing, plumbing, insulation, mechanical, gas and electrical systems shall be made prior to covering or concealment, before fixtures or appliances are set or installed. Failure to do this may require expensive removal of uninspected completed work.*

ALL PERMITS AND PLANS TO BE KEPT ON JOBSITE, ALLOW AT LEAST 24 HOURS FOR INSPECTION TO BE COMPLETED

Inspection Types:

- Footings – once excavation is completed and reinforcing steel is in place, prior to pouring concrete. Footings shall have (2) #4 rebar bent around corners, splices overlap at least 10” and tied. Reinforcements shall have a minimum of 3” from soils.
- Foundation/Floor – foundation walls, piers and the rim (band) joists and the floor joists, tie-downs etc. – before sub flooring is installed
- Framing – after the roof, all framing, fire-stopping, draft-stopping and bracing are in place. **Concrete & block walls require inspection before filling with concrete**
- Building Sewer Testing and Rough-in Testing – building sewer and DWV systems are tested with no evidence of leaking. **Slab floors with plumbing underneath require testing to be done BEFORE pouring of slab.**
- Electrical Rough-in – Electrical materials, components and equipment shall be approved. Rough-in wiring installation will be inspected.
- Insulation – all insulation to include fire-rated walls/caulking will be inspected
- Exterior wall – before covering
- Wall tie inspection – (if brick veneer)
- Gas – (if applicable)
- Mechanical – heating/cooling, etc.
- Final Inspection – **REQUIRED** before the building can be occupied or put into use. Final inspection shall be made after the permitted work is complete and must be made before the building is occupied.

NOTE: *The Building Official may require other inspections as necessary. If you have any questions concerning code interpretations, requirements, etc. feel free to call for clarification on general inspections and refer to the specified code books for specific requirements. The Building Official has the authority to require construction to be torn out if it has been covered up and cannot be inspected or if it does not meet the building code requirements. **No exceptions will be made to the legally enforceable codes in the State of South Carolina as accepted in Marlboro County.***

Electrical:

- Underground inspection: To be made after trenches are excavated, conduit or cable installed, and before any backfill is put in place.
- Rough-in inspection: To be made after the roof, framing, fire blocking and bracing is in place and prior to the installation of wall or ceiling membranes.
- Final inspection: To be made after the building is complete, all required electrical fixtures are in place and properly connected or protected, and the structure is ready for occupancy.

Plumbing:

- Underground inspection: To be made after trenches or ditches are excavated, piping installed, and before any backfill is put in place.
- Rough-in inspection: To be made after roof, framing, fire blocking and bracing is in place and all soil, waste and vent piping is complete, and prior to the installation of wall or ceiling membranes.
- Final inspection: To be made after the building is complete, all plumbing fixtures are in place and properly connected, and the structure is ready for occupancy.

Mechanical:

- Underground inspection: To be made after trenches or ditches are excavated, underground duct and fuel piping installed, and before any backfill is put in place.
- Rough-in inspection: To be made after the roof, framing, fire blocking and bracing are in place, and all ducting, and other concealed components are complete, and prior to the installation of wall or ceiling membranes.
- Final inspection: To be made after the building is complete, the mechanical system is in place and properly connected, and the structure is ready for occupancy.

Gas:

- Rough piping inspection: To be made after all new piping authorized by the permit has been installed, and before any such piping has been covered or concealed or any fixtures or gas appliances have been connected.
- Final piping inspection: To be made after all piping authorized by the permit is installed and after all portions which are to be concealed by plastering or otherwise have been so concealed, and before any fixtures or gas appliances have been connected. This inspection shall include a pressure test.
- Final inspection: To be made on all new gas work authorized by the permit and such portions of existing systems, as may be affected by new work or any changes, to insure compliance with all the requirements of this code and to assure that the installation and construction of the gas system is in accordance with reviewed plans.