



## Inspection Instructions

**Work** subject to inspection shall remain accessible and exposed for inspection until approved or released. A minimum of 24 hours notice is required to schedule inspections. It is the duty of the permit holder to call when work ready for inspection. Building elements will be inspected according to following instructions.

**Construction** trailers, sheds, and temporary mobile or modular offices do not require permits and are not inspected for compliance with the Florida Building Code; however, provisions relating to accessibility apply to offices.

**Threshold** or special inspectors will perform structural inspections pursuant to a structural inspection plan prepared by the engineer or architect of record and Florida Building Code Chapter 1, Section 110.3.7. These inspections will be concurrent with the permitting office. Threshold requirements applicable to any building which is greater than three stories or 50 feet in height, or which has an assembly classification that exceeds 5,000 square feet in area with an occupant content of greater than 500 persons. Upon completion of the building and prior to the issuance of a certificate of occupancy the special inspector will file a signed and sealed statement with the permitting office noting all structural load bearing work complete in accordance with FBC 110.3.7.4.1.

**Foundations** inspected after building pad compacted, trenches excavated and compacted, forms erected, and reinforcement supported in place. Piles inspected during placement.

**Slab on grade** inspected after chemical soil treatments, vapor barriers installed, reinforcements complete, and prior to placement of concrete.

**Site concrete and sidewalks** inspected after grades established, forms in place, and prior to placement of concrete.

**Structural reinforcing** and steel inspected when tied, connected, supported in place and prior to placement of concrete. Includes masonry, grade beams, columns, tie beams, bond beams, walls, tilt slabs, suspended floors, stairs, cantilevers, and roofs.

**Framing**, blocking, curtain wall, and fire stopping inspected at each floor level and after all components, connectors, blocking, bracing, furring, electrical, mechanical, plumbing, and gas rough in work complete. Phased inspections allowed where plan submitted for approval.

**Lath, sheathing, and drywall** inspected with fasteners exposed.

**Window and door** frames inspected prior to attachments and or connections to the structural component are concealed.

**Insulation envelope** inspected after dry in, framing, trade rough-ins, and fire stopping inspection released.

**Above ceiling** inspected when all trade work complete including fire stopping. Suspended ceiling tiles may be placed to support devices and light fixtures supported.

**Fire protection** systems shall remain uncovered and convenient for examination. System inspected at each zone. Includes fire alarm, fire sprinkler, fire pumps, standpipes, and hydrants.

**Roof** assemblies and systems inspected after placement of structure, panels, decking and prior to concealment of fasteners. Membrane inspected in accordance with approved submittals and Florida Building Code Chapter 15.

**Electrical** inspected at underground, slab and above slab rough in, before concealed, and prior to release of framing. At rough in, no conduit boxes, panels, or other appurtenances may be covered or concealed until released. Final inspection made after building complete, all required fixtures in place, properly connected, protected, and ready for occupancy.

**Mechanical** inspected at underground, each floor or zone, and prior to release of framing. Installation shall not be concealed until released. Access panels shall be provided at all life safety and air control devices installed in equipment and duct work. Final inspection made after building complete, system startup, system controlled, and ready for occupancy.

**Plumbing** inspected at underground after trenches excavated and piping installed, prior to back fill. Above slab rough in for water, soil, waste, and vent pipes inspected at each zone and floor prior to release of framing. Final inspection made after building complete, all plumbing fixtures in place, properly connected, back flow and collection systems accepted, and testing complete.

**Gas** inspected after permitted piping installed and before any piping concealed. Piping must be secured in place, tested, vented, and examined prior to being concealed.

**Swimming pool** inspections made with reinforcement exposed, prior to placing concrete or covering supports for structures. Electrical ground service connections shall not be concealed until released. Final inspection will include all fencing, drainage, and when licensing requirements met.

**Landscaping**, storm drainage, sidewalks, and/or irrigation for new construction inspected prior to issuance of certificate of occupancy.

**Special** inspections for signs, awnings, fences, and appurtenances conducted when all work complete.

**Substantial** completion inspection conducted by the owner, contractor, and architect or engineer of record. The permitting office may be invited to this inspection, but the nature of this event is contractual. The final inspection occurs after work substantially complete. Where planned and accepted, the work and the inspections may be phased.

**A Final inspection** will be scheduled by the permit holder when all work including systems complete and structure ready for occupancy. An inspection for code compliance will be conducted for each trade and a certificate of occupancy or completion will be issued.