

Guide To Residential Inspections

To schedule an inspection please call **901-6650** or our inspection line **901-6880**, before **12:00 noon for next day service**. When scheduling any inspection, you must specify the type of inspection, address, and permit number. Please remember **times will only be given for the following inspections; sanitary sewer lateral, footing, poured concrete foundation walls, gas piping pressure test, and alteration/remodel inspections inside of an occupied dwelling. The approved plans and the records of previous inspection results must be available on the job site.**

SANITARY SEWER

After the installation of piping, before the backfilling of the trench. The piping shall be bedded but not covered.

FOOTING

After excavation, with the form work and after any required reinforcing steel in place. The inspection is performed prior to placing of concrete.

UNDERGROUND PLUMBING

Before pouring of the basement floor. After the installation of piping and before backfilling.

FOUNDATION (Pre-Pour)

Poured concrete foundation walls will require an inspection prior to pouring if the foundation walls have been designed or engineered to have steel reinforcing installed. The inspection shall occur after the wall forms have been set and all steel reinforcing is installed.

FOUNDATION

Before backfilling and prior to the installation of any framing member. Poured walls and masonry work and the installation of waterproofing shall be complete. The original surveyor's foundation certificate must be submitted to the engineering department and approved prior to the foundation inspection.

TEMPORARY ELECTRIC

Installation is to be in accordance with the NEC 527-2002.

PRE-SLAB

After the foundation approval and after the installation of the 4" base material, vapor barrier, grade stakes, and any required thickened slabs. This inspection occurs after the underground plumbing approval and prior to the framing inspection.

WATER SERVICE

Shall be installed in accordance with section 605 of the Ohio Plumbing Code. The service shall be sleeved from the inside face of the foundation wall to 12" beyond the foundation excavation. This inspection shall occur prior to backfilling of the trench.

ROUGH ELECTRIC & SERVICE

Prior to concealment of work, before fixtures are set and prior to framing inspection. The Westerville Electric Division or the electrical inspector shall approve the location of the electric meter.

ROUGH PLUMBING

Prior to the concealment of the work, before fixtures are set and prior to the framing inspection.

MASONRY FIREPLACE

This inspection is to occur at the setting of the first flue liner, and before the continuation with the chimney.

ROUGH HVAC

Prior to the concealment of the ductwork. This inspection is performed in conjunction with the framing inspection.

FRAMING

After the approvals of the rough electric and plumbing before the stocking of drywall and installation of insulation. The dwelling shall be weather-tight prior to this inspection.

INSULATION

After the approval of the framing inspection (or at the discretion of the framing inspection) in conjunction with a framing re-inspection.

CURB, WALK AND APPROACH

This work is under the direction of the Westerville Construction Coordinator. Call 614-901-6674 for information and standards of the curb, walk and approach.

FINAL ELECTRIC

Prior to the occupancy inspection. After all devices and fixtures are set and all electrical work is complete.

FINAL PLUMBING

Prior to the occupancy inspection. After all fixtures are set and all plumbing work is complete.

FINAL HVAC

After all HVAC work is complete, this inspection will be performed in conjunction with the occupancy inspection.

GAS PIPING/PRESSURE TEST

After all interior gas piping and all gas appliances are installed. This inspection shall be performed prior to the occupancy inspection.

FINAL GRADE
(For New Dwellings Only)

The contractor shall submit the final grading certificate for review by the Engineering Department. This inspection shall be performed after the lot has been finish graded and the grading certificate has been submitted and approved.

SITE UTILITIES
(For New Dwellings Only)

This is to be performed prior to occupancy. The final grade and sod shall be complete. The sanitary sewer, storm sewer, water service box, mainline water valves, and the condition of public walks and curbs will be inspected.

OCCUPANCY
(Additions or Alterations)

This inspection occurs after the final electric and plumbing approvals (if applicable). Final HVAC inspections (if applicable) are done in conjunction with the occupancy inspection.

OCCUPANCY
(New Dwelling)

The occupancy inspection shall be scheduled after the approvals of the final electric, plumbing, gas piping, site utilities and grading inspections and after the dwelling is completed and ready for occupancy. Additionally, the contractor shall call the water department at 614-901-6770 to make arrangements to have a remote reader installed on the water meter.

CONDITIONAL OCCUPANCY
(New Dwelling)

Conditional occupancy may be given for new residential dwellings from October 1 through May 31 for dwellings that cannot be completed due to weather conditions. Conditional occupancy will be given for exterior work that does not affect health, safety or the integrity of the structure.