

Oconee County Code Enforcement Department

BUILDING INSPECTION PROCESS FOR RESIDENTIAL CONSTRUCTION

Call 706-769-3907 for Inspection – have permit number ready when calling

**EROSION & SEDIMENTATION CONTROL B.M.P'S
SHALL BE INSTALLED AND MAINTAINED AT ALL TIMES**

PRE-SITE INSPECTION

All **new construction homes** and **addition to existing homes** will have an inspection during the permit review process to ensure lot grading is not taking place. If this inspection fails, you will be pay three times the permit cost.

FOOTING, FOUNDATION, WALL INSPECTION

Made after all trenches are excavated or formed and all footings or basement wall steel is in place before placing concrete.

Mobile homes and **Modular homes** footings or poured walls shall be inspected before placing concrete.

POOLS

All pools **in a subdivision** must have a setback inspection before digging begins.

All pools shall have a basket inspection.

All pools shall have an "equipotential bonding grid / electrical bonding" inspection.

All pools shall have a gas pressure test (if applicable).

* SEE FINAL INSPECTION *

UNDERSLAB PLUMBING INSPECTION

In-slab waste line shall remain uncovered until tested and inspected with a minimum of 10 ft. column (head) of water above the highest fitting. **PLUMBING PERMIT MUST BE OBTAINED BEFORE INSPECTION CAN BE SCHEDULED.**

LIFT STATIONS ABANDONED FOR FUTURE USE NEED NOT BE INSPECTED.

SLAB INSPECTION

After slab plumbing has been approved the slab or monolithic slab shall be inspected *before* placing concrete.

FRAMING / SHEATHING INSPECTION

Prior to installation of house wrap and trades. Dwelling is dried in. All framing, fire-blocking, sheathing, draft-stopping, bracing and fasteners are in place. Fall prevention barriers should be in place for multi-story structures. Structure should be accessible and free of construction debris.

MOISTURE BARRIER INSPECTION

Building wrap, membranes, flashings, and any other required moisture barrier systems is done **prior** to the installation of exterior finishing materials. Windows shall be installed and taped and flashed per manufactures instructions.

MEP ROUGH INSPECTION

ALL PERMITS MUST BE OBTAINED BEFORE INSPECTION CAN BE SCHEDULED.

ELECTRICAL

Electrical panel set in place; all wiring installed and terminated in boxes or fittings; service cable installed; all splices and taps made and wire fastened or stapled; smoke detector wires looped and in place.

PLUMBING

Waste line, water piping and vents installed, braced and strapped as required; pressure reducing valves and water hammer arrestors installed; nail guards installed; all tubs, showers and toilets plumbed.

MECHANICAL

All ducting and other concealed components are complete; boot stackheads in place; furnace vents roughed-in; thermostat wire in place; bath fans vented; gas line pressure tested.

GAS

All gas lines shall be installed, tested and inspected with a minimum of 10 p.s.i. air from the house stub-out at the meter location to all appliance cut-off valves.

INSULATION INSPECTION

After all fire blocking and sealing of all penetrations, caulking, and installation of insulation; batts or foam. Windows foamed.

FINAL INSPECTION

After building is **complete**; all electrical fixtures in place and properly connected or protected; all plumbing fixtures in place and properly connected; mechanical system in place and properly connected; smoke detectors installed; gas line pressure test complete; interior and exterior is complete; landscaping complete including grass, sod, and trees or erosion control measures in place; sidewalk installed at the street (if required); address sign placed on property behind curb; building ready for occupancy with all "permit holds" released (if any).

Mobile homes and **Modular homes** shall have tie down straps, skirting, decks and porches, home complete with all system operating and ready to occupy.

Pools shall be inspected after all fences have been installed and all equipment is operating – **someone will need to be present.**

*** A CERTIFICATE OF OCCUPANCY MUST BE ISSUED
PRIOR TO OCCUPYING THE DWELLING ***

There is a \$50 fee for ALL Certificate of Occupancy's or Letter of Completions.