

COUNTY OF ROCKBRIDGE
RESIDENTIAL/COMMERCIAL REQUIRED INSPECTIONS

SCHEDULE INSPECTIONS WITH JOANNE MOORE 540 463 9361 or 800 722 9747

PLEASE GIVE 1 to 2 DAYS NOTICE PRIOR TO INSPECTION DATE

INSPECTORS ARE IN THE OFFICE DAILY FROM 8:30AM TO 10:00AM

OFFICE HOURS: 8:30 AM - 5:00 PM MONDAY - FRIDAY

ERICH SCHNETZLER	BUILDING OFFICIAL
KENNY WILSON	BUILDING INSPECTOR
JASON SNIDER	BUILDING INSPECTOR
JOANNE MOORE	SECRETARY

CALLER MUST PROVIDE PERMIT NUMBER: B - _____ (NO

INSPECTIONS WILL BE SCHEDULED WITHOUT THIS NUMBER. AN APPROVED SET OF PLANS MUST BE ON SITE AT ALL TIMES, if applicable. NO INSPECTIONS WILL BE PERFORMED IF “PERMIT SIGN” IS NOT POSTED AT ENTRANCE OF DRIVEWAY AND ROADWAY. IT SHALL BE THE RESPONSIBILITY OF THE PERMIT HOLDER OR HIS REPRESENTATIVE TO NOTIFY THE BUILDING OFFICIAL WHEN CERTAIN STAGES OF CONSTRUCTION ARE REACHED. NO WORK REQUIRING AN INSPECTION SHALL BE CONCEALED WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL OR HIS REPRESENTATIVE

MINIMUM INSPECTIONS

IT SHALL BE THE RESPONSIBILITY OF THE PERMIT HOLDER OR HIS REPRESENTATIVE TO NOTIFY THE BUILDING OFFICIAL WHEN CERTAIN STAGES OF CONSTRUCTION ARE REACHED. NO WORK REQUIRING AN INSPECTION SHALL BE CONCEALED WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL OR HIS REPRESENTATIVES.

- 1. EROSION & SEDIMENT CONTROL INSPECTION** **PERMIT HOLDER must schedule an Erosion & Sediment Control CONTROL INSPECTION prior to the FOOTER inspection.**
- 2. ALL FOOTINGS including chimney & fireplaces** **BEFORE any concrete has been poured or placed**
AFTER minimum 24" deep (frost line).
AFTER forms have been set.
AFTER a minimum of 3 rows of #4 rebar (½" diameter) or 2 rows of #5's rebar (5/8" diameter) have been placed in position; any overlapping must be tied together.
- 3. OBTAINING A 911 ADDRESSING** **OWNER/CONTRACTOR'S RESPONSIBILITY:**
Contact Dan Grim at the County Mapping office **540 464 9656** as soon as **the foundation/footing is done, but, before any framing has begun.** Address assignment depends upon driveway location. Make sure both are in place at about the same time. Please be aware of, and, understand the County's "**2 two house**" rule for private roads while planning the location of the new building site.
- 4. ALL FLOOR SLABS BSMT, GAR, PORCH, ETC.** **BEFORE any concrete has been poured or placed;**
AFTER All under grade plumbing pipes are inspected, tested and covered and radon vent in place if required.
Forms set, gravel down; 6 mil vapor barrier has been placed.
Reinforcement steel has been placed in position.
(fiber mesh may be used in place of woven wire mesh)
- 5. FOUNDATIONS** **POURED WALL: AFTER** Reinforcement steel has been placed in position; forms partially placed; but before cement is poured.

MASONRY BLOCK: AFTER rodding and coring, if required.
BEFORE sill plates are placed;
- 6. BACKFILL** **AFTER** Required footer drain pipes; gravel, and filter membrane been placed and all waterproofing completed.
- 7. WATER TEST & OPERATING O/P** **OWNER/CONTRACTOR'S RESPONSIBILITY: AFTER receiving the results of the water test, take a COPY OF THOSE RESULTS to the local Health Department. At that time, the Health Department will issue a SEWAGE DISPOSAL**

SYSTEM OPERATION PERMIT (O/P), for your sewage system. A copy of this **O/P** must be submitted to the Building Department Office before requesting a **FINAL INSPECTION** or receiving a **CERTIFICATE OF OCCUPANCY (C/O)**.

8. THE ROUGH-IN INSPECTION REQUEST SHOULD INCLUDE FRAMING, ELECTRIC, PLUMBING, HVAC, & GAS PIPING ON ONE TRIP. TRADES WILL BE INSPECTED AFTER ALL WORK HAS BEEN COMPLETED.

FRAMING

BEFORE covering any materials. If manufactured floor or roof trusses are installed engineer drawings/specs must be on site.

ELECTRICAL

All electrical wiring, boxes, and runs shall be exposed and visible. Boxes filled and made up of wires and crimps on ground wires.

PLUMBING

All **public** water and sewer laterals prior to burial. Must have locator wire (**no tape**) installed in trenches.
All plumbing lines and pipes, both water and waste, shall be tested and inspected before being covered. **Waste lines shall have either a water test to the maximum vent height or an air pressure test to a pressure of 5 PSI gauge. Water supply lines shall be tested to a minimum pressure of 100 PSI gauge using either air or water pressure. The tests shall be held on the lines for a minimum of 30 minutes.**
RADON PIPE installation to be completed.

HVAC/MECHANICAL

Heating/cooling units. Outside units (heat pumps) location of outside disconnects and location of units must be to Code, **strictly enforced.**

GAS PIPING

Gas appliances (stoves, fireplaces, etc.): Gas piping from inside of structure to outside requires a test, gauge pressure of a minimum 10 PSI to be observed by Building Inspector, BEFORE INSTALLATION OF REGULATOR BY GAS VENDOR OR CONNECTION TO APPLIANCES.

9. INSULATION:

All insulation installed throughout house, including crawl, ceiling space.
CEILING: R-38; WALLS: R-13; CRAWL SPACE: R-19

10. ELECTRICAL METER BASE AND PANEL

AFTER: The meter, the interior panel, exterior meter base and all required wires have been installed.
AFTER: 2 ground rods minimum of 6 feet apart, 8' deep, connected, installed and flagged for Building Inspector to check. (WHEN ATTACHING THE GROUNDING CONDUCTOR TO GROUNDING - ELECTRODES MUST USE APPROPRIATE CONNECTORS) . May require a temporary meter inspection at the beginning of project.

11. FINAL EROSION & CONTROL INSPECTION

PERMIT HOLDER must schedule a **FINAL EROSION & SEDIMENT CONTROL INSPECTION, prior to the FINAL inspection. NO FINAL INSPECTION WILL BE SCHEDULED UNTIL THE EROSION & SEDIMENT CONTROL INSPECTION REPORTS ARE FULLY SATISFIED.**

12. FINAL INSPECTION & ISSUANCE OF THE CERTIFICATE OF OCCUPANCY (C/O):

No part of any building shall be occupied or used until:
FINAL INSPECTION HAS BEEN MADE AND A CERTIFICATE OF OCCUPANCY (C/O), has been issued by the Building Official. **IT SHALL BE THE RESPONSIBILITY OF THE PERMIT HOLDER OR HIS REPRESENTATIVE TO REQUEST THE FINAL INSPECTION & RECEIVE THE C/O.**
OCCUPYING ANY STRUCTURE WITHOUT HAVING RECEIVED A CERTIFICATE OF OCCUPANCY IS ILLEGAL. FINES OF \$100.00 WILL BE IMPOSED FOR THE FIRST VIOLATION. FOR EVERY TEN DAYS THE STRUCTURE IS OCCUPIED WITH OUT A CERTIFICATE OF OCCUPANCY (C/O), THE FINE WLL BE \$150.00 TO A MAXIMUM OF \$3,000.00

RE-INSPECTIONS:

If the failed items are not corrected by subsequent inspections, a \$25.00 reinspection fee will be charged to the Contractor/Owner for each subsequent inspection.