

No Inspections are performed on the 4th Wednesday of every month for in-house inspector training.

Required Inspection List

(These are the minimum inspections required by the 2012 Uniform Statewide Building Code)

Footings: Inspection of footing excavations and reinforcement material for concrete footings prior to the placement of concrete.

- **Information:** Footings shall be installed per the USBC and according to the County-stamped "Approved" plans.

Foundations: Inspection of foundation systems during phases of construction necessary to assure compliance with this code.

- **Information:** Foundation systems shall be inspected per approved plans and **prior** to backfilling. Contact this office if necessary, to determine if drain tile and waterproofing is applicable to your project.

Concrete Placement: Inspection of preparatory work prior to the placement of concrete.

- **Information:** This includes, but is not limited to the main structure, garage, porch and basement slabs. If in doubt, please contact our office.

Framing: Inspection of structural members and fasteners prior to concealment.

- **Information:** Wall bracing and all structural sheathing, wall framing, floor assemblies, and roof assemblies. Sub-trade inspections shall be approved prior to obtaining an APPROVED framing inspection. The framing inspection can be, and is preferred to be performed at the same time as the sub-trade rough-in inspections.

Sub-trade Rough-ins: Inspection of electrical, mechanical and plumbing materials, equipment and systems prior to concealment.

- **Information:** (1) These can be, and are preferred to be performed at the same time, and can include the framing inspection. (2) Please note that a ground-works plumbing inspection must be performed prior to the placement of concrete. (3) An inside gas line inspection is part of the mechanical/plumbing inspection when applicable. (4) The electrical service inspection is part of the rough-in electrical inspection. An early electrical service inspection will only be performed when specifically requested, and then approved by the Building Official.

Insulation: Inspection of energy conservation material prior to concealment.

Final Inspection:

USBC Section 113.8 Final inspection: Upon completion of a building or structure and before the issuance of a certificate of occupancy, a final inspection shall be conducted to ensure that any defective work has been corrected and that all work complies with the USBC and has been approved, including any work associated with modifications under Section 106.3. The building official shall be permitted to require the electrical service to a building or structure to be energized prior to conducting the final inspection. The approval of a final inspection shall be permitted to serve as the new certificate of occupancy required by Section 116.1 in the case of additions or alterations to existing buildings or structures that already have a certificate of occupancy.

USBC Section 116.1 Certificate of Occupancy: General; when to be issued. A certificate of occupancy indicating completion of the work for which a permit was issued shall be obtained prior to the occupancy of any building or structure, except as provided for in this section generally and as specifically provided for in Section 113.8 for additions or alterations. The certificate shall be issued after completion of the final inspection and when the building or structure is in compliance with this code and any pertinent laws or ordinances, or when otherwise entitled. The building official shall, however, issue a certificate of occupancy within five working days after being requested to do so, provided the building or structure meets all of the requirements for a certificate.

Issuance of the Certificate of Occupancy requires the approval from ALL departments and agencies that were required for the issuance of the building permit. All re-inspection fees shall be paid-in-full before the Certificate of Occupancy can be printed for the approval signatures. Issuance of the Certificate of Occupancy shall be in accordance with USBC section 116.1.

3rd Party Inspections must be coordinated through this office, and performed in accordance with Louisa County's "Third Party Inspection Policy" as required by USBC Section 113.7.1. The list of approved 3rd Party Inspectors can be found on our website at <http://www.louisacounty.com/LCcommdev/OtherPermits.htm>

Inspections requests must be received before 4:00 pm for the inspection to take place the next business day. Phone: (540) 967-3430 – Fax: (540) 967-3486.

113.4 Additional inspections. The building official may designate additional inspections and tests to be conducted during the construction of a building or structure and shall so notify the permit holder. **When necessary, these will be on a case-by-case basis. Typically these are determined during the plan review process, but may also be determined and/or generated by the inspector. In all cases, the permit holder shall be notified.**

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MANUFACTURED HOMES

Required Inspection List

(These are the minimum inspections required by the 2012 Uniform Statewide Building Code and the 2012 Virginia Manufactured Home Safety Regulations)

See Section 425 of the Virginia Uniform Statewide Building Code

425.2 Site work for manufactured homes. Footing design, basements, grading, drainage, decks, stoops, porches and utility connections shall comply with the provisions of this code applicable to Group R-5 occupancies. Additionally, all applicable provisions of Chapter 1 of this code, including but not limited to requirements for permits, inspections, certificates of occupancy and requiring compliance, are applicable to the installation and set-up of a manufactured home. Where the installation or erection of a manufactured home utilizes components that are to be concealed, the installer shall notify the building official that an inspection is necessary and assure that an inspection is performed and approved prior to concealment of such components, unless the building official has agreed to an alternative method of verification.

Footings: Inspection of footing excavations and reinforcement material for concrete footings prior to the placement of concrete.

Foundations: This includes piers/blocking and wall foundations.

Tie-Downs: When applicable.

Marriage Wall Inspection: Prior to concealment. Manufacturer's installation instructions specific to the model shall be provided for inspection.

Utility Connections: This includes the portions of the waste pipes installed under the home and connecting to the septic system, on-site installed water line connection to the home, on-site electrical service and connections to the home, and any additional equipment deemed necessary by the building official.

Site-Installed, Exterior Landings, Porches, Decks and/or Structures.

Manufactured Home Certification of Installation form (only on NEW homes) is required prior to the issuance of the Certificate of Occupancy

Final Inspection:

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Inspections must be requested prior to 4:00 p.m. for next-day inspection. Phone 540-967-3430; Fax 540-967-3486.

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