

**MADISON COUNTY BUILDING INSPECTION DEPARTMENT**

**INSPECTION INFORMATION**

Phone: 540-948-6102

**IMPORTANT NOTICES:**

- Erosion controls on land disturbed by building activity must be maintained throughout entire period of construction.
- Any permit issued shall become invalid if the authorized work is not commenced within six (6) months after issuance of the permit, or if the authorized work is suspended or abandoned for a period of six (6) months after the time of commencing the work.
- If an inspection is called for and the work is not ready, does not meet the requirements of the USBC, or has not progressed to a point that a proper inspection can be made, a re-inspection of the project will be required. A fee of \$50.00 will be charged.
- A well has to be dug and a well log required before any inspection listed below can be made.
- The road to the site has to be built & be accessible for vehicles going to and from the site before any inspection below can be made.

**ALL INSPECTIONS MUST BE REQUESTED BY 3:00 PM THE DAY PRIOR TO THE DESIRED DATE OF THE INSPECTION. EVERY ATTEMPT WILL BE MADE TO PERFORM THE INSPECTION ON THE DAY SCHEDULED. WHEN CALLING FOR INSPECTIONS, YOU MUST PROVIDE YOUR PERMIT NUMBER.**

The following is a generalized list of required inspections; call if you have any questions or require further information (540-948-6102).

**FOOTINGS** – Frost depth minimum of 18”. Do not pour footing until after inspection.

**NOTE:** Footing design based on an allowable soil bearing value of 2000 PSF and must be revised if site conditions indicate a lower value. Rock in footing will be handled on a case by case basis.

**BACKFILL & GREEN PLATE**– Before backfilling around foundation walls. Green plate installed with foundation anchors or straps before sub-floor installed.

**CONCRETE WALL** – Prior to placement of concrete.

**MECHANICAL, ELECTRICAL AND-OR PLUMBING GROUNDWORK** – Before any back fill or concealment

**CONCRETE SLABS** - Made after all groundwork inspections have been approved and prior to placement of concrete. If the compacted fill under slab exceeds 8” of earth or 24” of gravel or sand, slab is required to be designed by a Virginia Registered P.E. or architect. Slab may be laid on structural fill exceeding 24” provided the filling operation is monitored by a Virginia Registered P.E. and certified compaction reports submitted.

**GAS LINES** – All gas lines must be tested and approved before concealment. CSST piping shall be individually bonded at point of entry.

HOT WATER HEAT – All hot water heating lines to be concealed must be tested and approved prior to concealment. Test pressure to equal one and one-half times the maximum working pressure.

ELECTRICAL ON POLE – For temporary service.

ELECTRICAL CONCEALMENT – Approval required prior to building framing inspection.

NOTE: All connections and bonding done at this time.

PLUMBING CONCEALMENT – With test on drain, waste & vents (DWV); and water lines. Approval required prior to building framing.

PUBLIC AND PRIVATE WATER LINES – Require inspection before concealment

MECHANICAL CONCEALMENT- All ductwork shall be sealed and visually inspected before insulation is installed. **Per the 2015 USBC duct testing is now mandatory.**

BUILDING FRAMING – After all of the above inspections have been made. Any independent certification of inspection made by engineers or architects must be submitted and approved prior to framing inspection. (Footings, backfill, concrete wall and concrete slabs above).

Prior to installing exterior wall coverings, a veneer inspection must be performed (all doors & windows must be installed and taped/sealed, building wrap must be installed, all flashing must be installed, etc).

FIRE RESISTANT RATED CONSTRUCTION: garage-dwelling separation, fire walls, fire barriers, fire partitions, smoke barriers, etc.

INSULATION - Made after framing inspection. All areas to be concealed must be completely insulated. Ductwork insulation will be inspected at this time.

FIREPLACE (MASONRY) – After first flue liner is set into position.

FIREPLACE (PRE-FAB) – Made prior to concealment. Must bear seal of nationally recognized testing agency.

ELECTRICAL FINAL – All electrical systems must be operable at time of the inspection.

PLUMBING FINAL – All plumbing systems must be operable at time of the inspection.

MECHANICAL FINAL – All heating, ventilation, and air- conditioning systems must be operable at time of the inspection. **Per the 2015 USBC duct testing is now mandatory.**

BUILDING FINAL – All structural phases of the building must be complete. All caulking and all exterior painting or sealants must be complete. All grading must be complete to include soil stabilization. All exterior doors must have proper stoops, steps and handrails. Smoke and carbon monoxide alarms shall be functional and required fire extinguishers shall be installed.

#### CERTIFICATE OF OCCUPANCY

All inspections shall be completed and approved, and a copy of the Operation Permit issued from the Virginia Department of Health for the well and septic must be received by the Building Inspection Department prior to the issuance of a Certificate of Occupancy. For commercial projects, the 'Final Report of Special Inspections' must be submitted as well. If the project is in a flood zone, an elevation certificate and-or a floodproofing certificate will need to be submitted as well.

In addition to the required inspections listed above, the Building Official may make or require any other inspections to ensure compliance with the Virginia USBC.

NOTE: The above is a list of required inspections. The inspector's office is open 8:30 A.M. to 4:30 P.M., Monday thru Friday, except for State Holidays. The phone number is 540-948-6102.

Per section 113.7 of the USBC, the Building Inspection Department has 2 working days to complete Inspections. Note: inspection times CAN NOT be requested or scheduled.

Manufactured homes must have USBC approved steps and skirting installed prior to the Final Inspection and a Certificate of Occupancy being issued. Prior to the Final Inspection, the "Manufactured Home Installation Certification" form must be completed and submitted to the Building Department.

Pools require (at a minimum): a bonding inspection; if the pool is concrete, an inspection prior to placing any concrete; if the pool is pre-formed/pre-made an inspection of the excavation site is required; a trench inspection for the circulation system, wiring, etc; and a Final Inspection with an approved barrier or cover per the USBC and the ISPSC.

A copy of the approved plans must be onsite and available at all times.

**Per the Virginia USBC (State Building Code) and the Code of Virginia (State Law), a Certificate of Occupancy shall be obtained prior to the occupancy of any building or structure. This includes: new construction; rehabilitation; alterations; additions; and change of use –or- occupancy.**

Please call with any questions regarding inspection requirements; phone = (540) 948-6102

See the *Special Inspection Policy* and the *Third Party Inspection Policy* for additional information