

CHATHAM COUNTY INSPECTION REQUIREMENTS

These are the minimum inspections mandated by Code; other inspections may be necessary. Chatham County stamped and approved drawings are required on the job site upon request by the inspector(s) conducting the required/requested inspections.

1. ZONING SETBACKS: Location on site from property lines, easements, setbacks (Site/Plot Plan required on the job site - without which inspections approvals cannot be granted.)
2. UNDER SLAB ROUGH-IN: Applicable only when electrical, plumbing, gas, heating/air conditioning items are placed under or inside of placed concrete. These rough-ins must be passed before placement of concrete.
3. FOOTING, FOUNDATION, SLAB, PIERS, MONOLITHIC SLAB, SUBFLOOR, and LOAD BEARING RETAINING WALL: These inspections must be passed before placing concrete. The appropriate Building Under Construction Elevation Certificate must be submitted prior to requesting ROUGH-IN/FRAMING inspections above the floor. **NOTE:** Erosion control devices and Chatham County Engineering Departments Land Disturbing Activity Permit are required **before** any clearing, grading, or digging begins. Proof of site soil treatment against termites is required. Soil compaction tests may be necessary prior to inspection of some footings/foundations.
4. SEWER: Inspections must be passed before sewer line to building is covered.
5. ELECTRICAL ROUGH-IN: Inspections must be passed before any insulation or gypsum board/sheathing can be installed over electrical items.
6. PLUMBING ROUGH-IN: Inspections must be passed before any floor insulation or gypsum board/sheathing can be installed over plumbing items.
7. GAS, HEATING, VENTILATION/AIR CONDITIONING ROUGH-INS: These must be passed before ducts can be covered with insulation and/or gypsum board/sheathing.
8. PREFAB FIREPLACE ROUGH: Must be passed at the framing inspection. The installation will comply with manufacturer's instructions.
9. FRAMING: The reinforcing steel and structural framework must be approved before covering and concealing. Where applicable, the hydrostatic vents and breakaway walls (where necessary) will be inspected at the framing stage as per their respective flood zones. The FEMA inspection type shall be requested by the contractor to enable the inspector to inspect and provide technical assistance necessary in the event any changes are to be made to accommodate the FEMA flood protection requirements. Hurricane/wind load resistance connections shall be installed for minimum of 120/130 MPH wind speeds. Fire stops and draft stops are required in combustible construction.
10. INSULATION: Insulation must be in walls/appropriate areas and passed before gypsum board/sheathing/other concealment is made. Other Energy Code requirements may be necessary for Energy Code inspections.
11. ELECTRICAL PARTIAL FINAL: The electrical rough-in must be passed before requesting ELECTRICAL PARTIAL FINAL or 30-day TEMPORARY POWER.
12. GAS, HEATING, VENTILATION/AIR CONDITION FINAL: Must be passed before gas can be turned on. (All partial finals must be passed before gas can be turned on.)
13. PLUMBING FINAL: All plumbing inspections must be passed before requesting a plumbing final.
14. BUILDING FINAL: All required inspections must be passed before requesting a building final. The building final must be passed before issuance of a Chatham County Certificate of Occupancy. Building shall not be occupied without a Certificate of Occupancy.
15. PERMIT FINAL: Final inspection required for roof, sign, fence, swimming pool, and all other non-building permits.
16. CERTIFICATE OF OCCUPANCY: Must have the Engineering Department's approval on all site improvements and FEMA Elevation Certificates prior to the certificate's issuance and the electrical power release.

It is your responsibility to see that all inspections are made. A copy of the inspection reports will be left on the job site the day of inspection. The contractor should check the job site before calling for inspection results. No inspection result will be given by phone until at least 24 hours after the initial inspection request was made.