

Inspections Description

Building Permit

Some of the following building inspections, as indicated on the [Notice of Required Residential Building Inspections](#) attached to the approved plans, must be performed for all issued building permits:

555 - SIGN - The [Building Permit Notice](#) must be posted on the property within 3 days after the permit has been issued and must remain posted on the property for at least 30 days. This sign must be located on the side of the lot/parcel, which provides principal access to the street or right-of-way. It must be conspicuously posted not more than 5 feet from the front property line and mounted at least 30 inches, but not more than 60 inches, above the ground (instructions are on the back of the sign). A sign inspection will be automatically scheduled three business days following the issuance of the permit. **NO BUILDING INSPECTION WILL BE PERFORMED PRIOR TO THE APPROVAL OF THIS INSPECTION. *If the first sign inspection has failed, you must reschedule the sign inspection before scheduling any other inspections.***

001⁽¹⁾ - FOOTINGS – Conducted prior to concrete placement and after excavation for wall footings, column/pier footings, or thickened slabs have been completed; after grade stakes, reinforcing steel, concrete-encased electrode (for new homes) are in place; and after sediment control measures are installed according to the approved sediment control plans.

002⁽¹⁾ - FOUNDATION/PARGING OR BACKFILL – Conducted after walls have been waterproofed and exterior foundation drainage system has been installed. Insulation, if used, shall be in place and protected as required. If interior drain tiles are to be used, weep holes (2 in. minimum diameter, 6 feet on center) must be installed. A second inspection may be required prior to backfilling the interior drainage system.

011⁽¹⁾ - CONCRETE SLAB-ON-GROUND FLOOR – After the installation of the slab base, vapor retarder, slab edge insulation, and a minimum 3 in. schedule 40 PVC, or equivalent gas tight pipe inserted into a 3 in. tee embedded into the slab base for the venting of RADON GAS and labeled adequately. Where the sump crock is to be used for the venting of RADON GAS, it must be in place at the time of the inspection. Additions to an existing building that has the final inspection older than a year does not require a radon control system.

003⁽²⁾ - WALL CHECK (House Location Survey) – Required at foundation completion prior to framing installation. This inspection is not performed by a county inspector. A wall check will not be accepted unless the permit number and premise address identify it.

006 - MASONRY FIREPLACE/CHIMNEY – Conducted after the chimney/fireplace and the first flue liner has been installed.

004 - FRAMING [OR] (CLOSE-IN) – Conducted after the completion of all framing, air sealing, rough wiring, fire sprinkler system installation and

041⁽³⁾ testing, plumbing and mechanical distribution systems (as required) but prior to installing exterior finish, insulation and drywall. Roof is to be completed and weatherproof. The exterior finish is not to be installed until framing (close-in) has been approved. When plumbing work is part of the construction, a Washington Suburban Sanitary Commission (WSSC) plumbing inspection must be approved before requesting a framing inspection. **WHEN FLOOR FRAMING IS LESS THAN 36 IN. ABOVE THE SURFACE BELOW, A FRAMING INSPECTION MUST BE REQUESTED PRIOR TO INSTALLATION OF ANY FLOOR MATERIALS.**

042 - WALL BRACING – Conducted prior to installation of weather-resistive barrier (house wrap).

043 - INSULATION – Conducted after the FRAMING (close-in) inspection has been approved.

012 - SWIMMING POOL BONDING – Conducted when the pool has been formed with the rebar installed and bonded prior to placement of concrete or backfill. During construction pool excavations must be completely enclosed by a 42 in. high safety fence AT ALL TIMES when work is not being performed in the pool.

251 - FINAL – Conducted after building (or portion thereof) is completed and ready for occupancy. Before requesting the final inspection, the fire sprinkler system must be approved⁽⁴⁾, all conditions of well and septic permits, if any, must be satisfied and WSSC approved final inspection for plumbing/gas installations must be obtained. The address numbers must be displayed in accordance with the requirements of the fire code. If an owner refuses access within a reasonable time after the house is completed, the building official may close the permit file, but this action will not relieve the owner from any obligation to comply with applicable building codes. For new construction, to allow the purchaser to go to settlement before the final inspection is completed, the home owner must provide a signed copy of the Final Inspection Waiver to the Department of Permitting Services. However, the final inspection must be requested and approved before building (or portion thereof) is used and occupied.

FRAMING (CLOSE-IN) and FINAL building inspections must be requested at the same time with electrical and mechanical inspections under the relevant Electrical and Mechanical Permits, if any of these permits is required. If all inspections are not properly requested, the inspector will disapprove the scheduled inspections.

⁽¹⁾ [DPS Residential Special Inspectors](#) lists Maryland registered professional engineers & architects approved for this type of inspection

⁽²⁾ Owner must have a house location survey prepared and certified by a Maryland Registered Land Surveyor or a Registered Professional Engineer (where the property lines and corners are already existing and determined on the ground) and must furnish a copy to the Zoning Enforcement Section for approval before any further inspections may be scheduled. For questions about wall checks please call 311.

⁽³⁾ For construction of new single-family dwellings and townhouses only.

⁽⁴⁾ The final sprinkler inspection must be approved prior to scheduling the final building inspection.

Mechanical Permit

008 - CLOSE-IN/CONCEALMENT - Conducted once all the HVAC ductwork is installed and sealed, kitchen and bathroom vents installed, dryer vent installed, and any other appliance vents are installed. Air handler and appliances need not be installed at this time. Mechanical close-in shall be scheduled along with the building and electrical framing/close-in inspection. Proof of WSSC close-in approval (when applicable) must be presented to the inspector. When any new ductwork or distribution equipment is located outside of the building thermal envelope, a duct pressure test shall be performed and certified. The [Duct Sealing Certification Report](#) shall be given to the inspector prior to the issuance of Use and Occupancy.

251 - FINAL - Conducted after all equipment is fully installed and tested. WSSC final approval required (when applicable) prior to this inspection. All equipment user manuals shall be on site.

Electrical Permit

104 - CLOSE-IN/CONCEALMENT - Conducted after all rough wiring has been installed. All wiring must be dressed, and all grounds made. No devices or fixtures are to be installed and all wiring must **NOT BE ENERGIZED**.

101 - HEAVY-UP - Conducted after all wiring, panels, grounding and related distribution equipment and devices are installed. A heavy-up inspection can be scheduled alone or in combination with a close-in inspection as appropriate. The appropriate power company will be contacted by DPS following inspection approval.

102 - TEMPORARY PENDING FINAL (TPF) - For new construction. Conducted after the building is erected and weatherproofed. Service entrance cables installed, distribution panel installed with all required grounding and bonding completed. The appropriate power company will be contacted by DPS following inspection approval. This will permit the house to be energized prior to completion.

103 - TEMPORARY FOR CONSTRUCTION (T4C) [Pole Service] - Conducted after the installation of the support pole, meter socket, panel, ground and breaker. This is to allow a reliable power source on site for construction. The appropriate power company will be contacted by DPS following inspection approval.

109 - SWIMMING POOL BONDING - This inspection is typically performed along with code 012 (pool bonding-building permit) after all forming steel is in place, ladder and diving board cups have been installed and light niches are in place and all elements are bonded. Additionally, a bonding inspection is required of the bonding ring that around the perimeter surfaces of the pool as required by NEC 680.26(B)(2).

251 - FINAL - Conducted after all wiring, fixtures and devices have been installed and tested but prior to occupancy of the building. There shall be no exposed wire terminations and all required devices and fixtures for lighting and supply must be installed and working.

Residential Deck Permit

Some of the following DECK INSPECTION(S) must be performed for all issued deck permits.

001⁽¹⁾ - FOOTING –Conducted prior to concrete placement and after excavation for column/pier footings, or thickened slabs have been completed; and after grade stakes, reinforcing steel.

004 - FRAMING – Conducted after the completion of all framing, and rough wiring, if required. When floor framing is less than 36 in. above the surface below, a framing inspection must be requested prior to installation of any DECKING materials.

251 – FINAL – Conducted after the deck (or portion thereof) is completed and ready for occupancy. Before requesting the final inspection, all conditions of well and septic permits, if any, must be satisfied. The address numbers must be displayed in accordance with the requirements of the fire code. The final inspection must be requested and approved before the deck (or portion thereof) is used and occupied.

FRAMING and **FINAL** deck inspections must be requested at the same time with electrical inspection under the relevant Electrical Permit, if any is required. If all inspections are not properly requested, the inspector will disapprove the scheduled inspections.

⁽¹⁾ [DPS Residential Special Inspectors](#) lists Maryland registered professional engineers & architects approved for this type of inspection

Commented [SJ1]: I added this.

Retaining Wall Permit

401 FOOTINGS – FOOTINGS –Conducted prior to concrete placement and after excavation for retaining wall footings have been completed; after grade stakes, reinforcing steel; and after sediment control measures are installed according to the approved sediment control plans.

402 REBAR, DEADMAN, GEOGRID PLACEMENT – Conducted after the excavation for wall is completed, reinforcement installed, geogrid placement or equivalent installation, and drainage system installed, if required

251 – FINAL – Conducted after entire work is completed