



DPS

Montgomery County
Department of Permitting Services

2425 Reedie Drive, 7th Floor
Wheaton, MD 20902
240-777-0311
montgomerycountymd.gov/dps



New Home Building Inspections

Inspection Sequence		Prior to Inspection Request		Performed by		Inspection approval required prior to
Type	Code	Work to be Completed	Approved Inspections	DPS	Others	
Sign	555	1. Sign of Public Notification of Construction shall be posted within 3 days of permit issue. The <i>sign</i> posting shall be verified by inspection prior to the start of construction.		Yes		Sign inspection approvals must be granted before any other inspection can be scheduled
Footings	001	1. Excavation for wall footings, retaining wall footing (sometimes), column/pier footings, or thickened slabs completed 2. Grade stakes, reinforcing steel, concrete- encased electrode (for new homes) in place 3. Sediment control measures installed per the approved sediment control plans	<ul style="list-style-type: none"> 555 Before you dig call MISS UTILITY 800-257-7777 (2-day notice required)	Yes	<ul style="list-style-type: none"> Licensed Design Professional⁽¹⁾ 	<ul style="list-style-type: none"> Placing concrete
Foundation/Parging or Backfill	002	1. Walls waterproofed 2. Exterior foundation drainage system installed 3. If interior drain tiles are to be used, weep holes (2 in. minimum diameter, 6 feet on center) installed ⁽²⁾ 4. Walls strong enough or braced	<ul style="list-style-type: none"> 001 	Yes	<ul style="list-style-type: none"> Licensed Design Professional⁽¹⁾ 	<ul style="list-style-type: none"> Backfilling
WSSC Ground Works ⁽³⁾	WSSC#1	1. Consult your WSSC inspector or go to wsscwater.com			<ul style="list-style-type: none"> WSSC 	<ul style="list-style-type: none"> Placing concrete
Concrete slab-on-ground floor	011	1. Sewer and water pipes installed, and approved inspection by WSSC. 2. Installation of slab base, vapor retarder, slab edge insulation, ductwork (if utilized) 3. A minimum 3 in. schedule 40 PVC, or equivalent gas tight pipe inserted into a 3-in. tee embedded into the	<ul style="list-style-type: none"> 001 WSSC#1(green sticker) 	Yes	<ul style="list-style-type: none"> Licensed Design Professional⁽¹⁾ 	<ul style="list-style-type: none"> Placing concrete

		slab base for the venting of radon gas and labeled adequately 4. Installed sump crock, if necessary for the venting of radon gas				
Wall check (house location survey)	003	1. Certified house location survey	• 001, 002	Yes	• Maryland Registered Land Surveyor or a Licensed Design Professional ⁽⁴⁾	• Framing the first floor walls
Masonry Fireplace/Chimney	006	1. Chimney/fireplace and the first flue liner installed	• 001	Yes		• Installing additional liners • Framing (close-in) inspection
Wall Bracing	042	1. Minimum first floor interior and exterior braced wall panels in place (one side of interior walls)	• 003	Yes		• Framing (close-in) • Installation of siding • Insulation • Installation of house wrap • Installation of doors and windows
WSSC Plumbing/Gas rough-in ⁽³⁾	WSSC#2	1. Consult your WSSC inspector or go to wsscwater.com			• WSSC	• Installing insulation and drywall • Framing (close-in) inspection
Sprinkler Hydro ⁽⁵⁾	280	1. Sprinkler system and all related components installed	• 042	Yes, Fire Protection Inspector		• Installing insulation and drywall • Framing (close-in) inspection
Framing (close-in) ⁽⁶⁾⁽⁷⁾	041	1. All framing installed 2. Roof and components installed 3. All stairs in place 4. Fire stopping and draft stopping installed 5. Air sealing of building thermal envelope 6. Exterior sheathing, and house wrap installed (no exterior finishes) 7. Windows, doors installed and flashed	• 042 • WSSC#2 (yellow sticker) • 280	Yes		• Installation of insulation • Installation of outlets, switches, fixtures, appliances • Installation of exterior finish

		8. All trade penetrations of the exterior wall are made, and air sealed.				
Insulation	043	1. Duct pressure testing ⁽⁸⁾ if performed at rough-in 2. Framing (close-in) approval	<ul style="list-style-type: none"> • 041 • Mechanical 008 • Electrical 104 	Yes	Third party ⁽⁸⁾	<ul style="list-style-type: none"> • Final inspection
WSSC Plumbing/Gas Final ⁽³⁾	WSSC#3	1. All plumbing and gas including water, sewer and meter installations where applicable completed. 2. Consult your WSSC inspector or go to wsscwater.com			<ul style="list-style-type: none"> • WSSC 	<ul style="list-style-type: none"> • DPS Final Inspection and occupancy
Sprinkler Final ⁽⁵⁾	281	1. Sprinkler system installation complete. This includes all piping, valves, gauges, signs, escutcheon plates, etc.	<ul style="list-style-type: none"> • 043 	Yes, Fire Protection Inspector		<ul style="list-style-type: none"> • DPS Final Inspection and occupancy
Final ⁽⁸⁾⁽⁹⁾	251	1. All attic, basement, crawl space, insulation installed 2. All exterior finishes are complete (siding, soffits, fascia, trim, flashing, gutters, downspouts) & sealed 3. Street address attached to the building 4. All smoke detectors in working condition 5. Final grading complete, and sloping away from the foundation. 6. Certificate of Potability, required w/ Well Permit 7. Duct pressure test ⁽⁸⁾ results if performed post-construction - give to inspector 8. Blower Door test ⁽¹⁰⁾ results-given to Fire Protection inspector	<ul style="list-style-type: none"> • 043 • Electrical 102 • WSSC#3 (light blue sticker) • 281 	Yes	<ul style="list-style-type: none"> • Third Party⁽⁸⁾⁽¹⁰⁾ 	<ul style="list-style-type: none"> • Issuance of Certificate of Occupancy • Using plumbing, gas, mechanical systems

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

⁽²⁾ A second inspection may be required prior to backfilling the interior drainage system.

⁽³⁾ Washington Suburban Sanitary Commission (WSSC) provides permits and performs inspections on plumbing and natural gas piping and appliance installation. Montgomery County inspectors will not conduct a close-in inspection, or final inspection without an approved WSSC

rough-in inspection, or final inspection. Scheduling of and approval of required inspections is the responsibility of the WSSC Licensed Master of Record

- (4) 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 Section for approval before any further inspections may be scheduled. For questions about wall checks please Phone 311. A wall check will not be accepted unless the permit number and premise address identify it.
- (5) DPS issue a separate permit for fire sprinkler installation
- (6) 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.
- (7) The framing - 041, rough wiring -104, and mechanical inspections - 008 must be requested at the same time and after the approved the fire sprinkler hydro test
- (8) A duct pressure test is required when any part of newly installed duct work or air handlers are located outside of the building thermal envelope. The test can be performed at the rough-in or postconstruction phase. Test to be performed by MD State licensed HVAC contractor, State Licensed Mechanical Engineer, or owner. Provide test results to Inspector during the framing/close-in inspection or at the insulation inspection if the test is performed during the rough-in phase or, at the final inspection if the test is performed in the postconstruction phase.
- (9) The final mechanical and electrical inspection must be requested with the final building inspection after approved final sprinkler inspection.
- (10) Blower Door Test (when required) may be performed by anyone adequately trained in the procedure. Test results shall be given to the Inspector not later than the final inspection of the project.