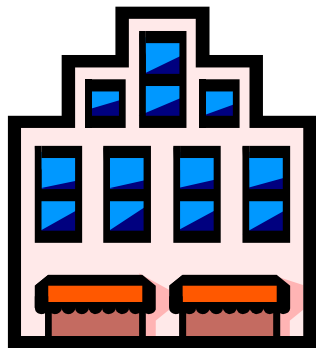


# COMMERCIAL INSPECTION INFORMATION

*“Codes compliance through  
education and enforcement”*



Telephone: (757) 220-6136

## Final Inspections

All projects require final inspections prior to use whether a certificate of occupancy is required or not. The following minimum inspections are required:

1. **Electrical service release:** This inspection is required before power is released and a final electrical inspection is performed. Power may be requested at any time as long as the service is complete, the building is weather tight and a ground fault protected circuit is available.
2. **Gas service release: (New Inspection)** After all equipment and venting is set, but prior to turning on the service. An “approved to connect” sticker will be placed on the exterior gas pipe.
3. **Plumbing:** All fixtures set; check waste, vent and water pipe for leaks; backflow devices set and test reports received; check tightness and mounting of fixtures; disability access fixtures and clearances; grab bars; bacteria testing on water system.
4. **Mechanical:** All equipment set ; all vents/ chimneys connected and clearances achieved; seal around exterior penetrations; gas pipe identification and support; equipment protection in place; fire damper access; smoke control tested; outside air verified.
5. **Electrical:** Service complete; all bonding/ grounding attached; devices/fixtures/ equipment set and functioning with covers; appropriate over current protection; conductor support; panel labeled; disconnects where required; emergency lighting and exit signs test.
6. **Fire protection:** 100% device test; panel listing, battery back-up test; alarm verification, sprinkler flow test, all required signs in place.
7. **Building:** Insulation in place; stairs, handrails and guards; egress, fire rated and bathroom door hardware; final framing check; safety glass locations; egress elements; exterior grade; fire rated assemblies; Interior finishes; access doors; corridor integrity; 3rd party elevator inspection; final statement of special inspection; accessibility signs; disabled parking and accessible route; street numbers.
8. **Zoning:** Check final E&S, ARB, site plan and lot location.

## Other Inspections:

USBC Section 114.5 and 1705 provide that other inspections may be performed to insure building code compliance. They are:

**Brick veneer:** Spot checks on construction site to insure that weather resistant membrane is installed; wall ties, flashing, weepholes, support on wood framing. By special inspection where required. **(Note: this is currently a spot check inspection. It may be added as a required inspection if problems are found in this area.)**

**Drywall:** Required for fire rated assemblies, spot check for all others. Drywall type and thickness; fasteners and fastener locations; taping; fire rated assembly information.

**Special inspections:** By licensed design professional or qualified inspector by pre-signed agreement to include:

- A. Steel construction, erection and connection
- B. Concrete (reinforced, pre and post tensioned) placement and concrete testing
- C. Masonry construction and grouting
- D. Prepared fills and soils
- E. Pile foundations
- F. Sprayed on fire proofing
- G. EIFS Systems
- H. Elevators

**Damaged floor and/or roof trusses and cutting, notching and holes in engineered wood products:** Trusses are engineered designed elements. Repair of damage to trusses, holes, notches, and cutting of engineered wood products in the field must be made under the guidance of a Virginia Licensed Design Professional.

City of Williamsburg Codes  
Compliance Office

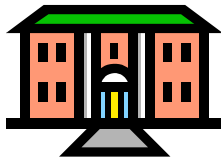
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# Commercial Inspections



The Virginia Uniform State-wide Building Code (or USBC) requires specific inspections

The September 15, 2000 USBC is now in effect.

to help insure building code compliance. Section 114.4 establishes the minimum inspections. These inspections cover foundations, trades, framing, insulation and final inspections. The following information should guide you through the inspections required for residential projects in the City of Williamsburg.

## Requesting Inspections:

Requesting inspections is as easy as dialing (757) 220-6136, 24 hours a day. Have the following information ready when you call:

1. Project address and permit number
2. Type of inspection requested
3. When work is ready for inspections. Note that work requiring a morning inspection must be ready at 9:00 am; afternoon work at 1:00 pm.
4. Name and call back number of the person requesting the inspection.

**Note: Do not call inspectors for inspections. Messages on their voice mail may not be retrieved!**  
**All inspections require the city approved construction plans on site for review by the inspector.**

## FOUNDATIONS

Foundation inspections include all areas of construction from the first floor deck down. The following minimum inspections are required:

1. **Footing/slab inspection before concrete is placed.**  
A copy of the soils and/or compaction report to be available for review by the inspector. Review of foundation design; pier placement; depth, width and grade; steps formed; rebar placement; check for debris, tree roots, and soft or unusual soils. Vapor barrier, depth and base material for slabs.  
**Report from approved agency if third party.**
2. **Box or foundation.** Check block placement and construction on footing; forms removed; foundation ventilation and access; girder/pier placement; pier and foundation wall height and/or grouting; termite prevention measures; anchor bolt placement and tightness; floor joist placement, nailing and hangers; truss bracing, blocking, and hangers.
3. **Backfill.** Prior to placing fill material on exterior basement or conditioned crawl space. Includes foundation water proofing; drain tile, stone and filter cloth.
4. **Foundation Survey:** A foundation survey must be provided before proceeding above this point.
5. **Erosion and sediment control measures:**



Truss joist systems require approved truss plan on site.

## Trades and Framing

Trade inspections must be complete before a framing inspection is performed. The following minimum inspections are required:

1. **Plumbing:** All water, waste and vent pipes in place and tested by water or air pressure. Water, vent and waste pipe properly installed; cleanouts; pipe support, nail guards; fire stopping; exterior lines tested and in approved trench.
2. **Electrical:** Conductor protection; small appliance/special circuits; service placement and grounding; box fill; conductor support; lighting/smoke detector placement, branch/equipment conductor sizing; grounding/bonding; conduit bends.
3. **Mechanical:** Duct support/placement; equipment location; condensate/condenser line placement and support; hydronic, refrigerant and gas pipe sizing and testing (10 psi minimum gas, 1.5 times working pressure [100 psi minimum] for hydronic pipe; chimney/vent size, clearances and installation; fire damper placement and construction.
4. **Fire alarm and sprinklers:** Where required. Fire alarm wiring type and device location. Sprinkler pipe location, size, hangers, and hydrostatic test.
5. **Framing:** Framing according to approved plan; lumber sizes and grades; bearing and support; fire/draft stopping; truss location and bracing; hangers/fasteners; cutting/notching; truss bracing, layout, bearing; holes, cutting and notching; chimney clearance; through floor/wall fire rated penetrations; field applied structural fire protection; shaft walls; 3rd party reports.
6. **Insulation:** As per approved plans.