

# SINGLE FAMILY RESIDENTIAL CONSTRUCTION INSPECTIONS

ADDITIONAL INSPECTIONS MAY BE REQUIRED • INSPECTIONS REQUIRE 24 HOURS NOTICE

732-2910

## Typical Inspections for New Construction and When Performed

- |  |                          |  |
|--|--------------------------|--|
| <b>Stake Out Inspection</b>                  | <input type="checkbox"/> | <i>Measurements are taken verifying that the intended construction is the required distance from the lot lines and in compliance with Zoning Ordinance. The new construction and adjacent lot lines are to be staked <b>prior</b> to scheduling this inspection.</i>   |
| <b>Building Footing Forms</b>                | <input type="checkbox"/> | <i>When forms are set any required reinforcing is installed, and before concrete is poured.</i>  |
| <b>Accessory Building &amp; Deck Footing</b> | <input type="checkbox"/> | <i>Minimum depth specifications 42, diameter of hole, and concrete requirements determined by size of structure. Contact Building Inspector for requirements.</i>  |
| <b>Floor Joist</b>                           | <input type="checkbox"/> | <i>Before decking</i>  |
| <b>Foundation</b>                            | <input type="checkbox"/> | <i>When concrete is poured and waterproofed, drain tile is installed and covered with gravel, and before foundation is backfilled.</i>   |
| <b>Temporary Service</b>                     | <input type="checkbox"/> | <i>When ready for meter set and temp panel is ready.</i>   |
| <b>Electrical Service</b>                    | <input type="checkbox"/> | <i>When ready for meter set, proper disconnects is in place, and Ufer ground is set.</i>   |
| <b>Underground Plumbing</b>                  | <input type="checkbox"/> | <i>Before concrete or backfill is in place.</i>  |
| <b>Concrete Floors</b>                       | <input type="checkbox"/> | <i>When base is prepared, reinforcing and vapor barriers are installed, and before concrete is poured. All utilities and service equipment in concrete must be in place prior to inspection.</i>   |
| <b>HVAC Rough-In</b>                         | <input type="checkbox"/> | <i>When rough-in work is complete.</i>   |
| <b>Electrical Rough-In</b>                   | <input type="checkbox"/> | <i>When rough-in work is complete.</i>   |
| <b>Plumbing Rough-in</b>                     | <input type="checkbox"/> | <i>When rough-in work is complete.</i>   |
| <b>Building Rough</b>                        | <input type="checkbox"/> | <i>Before any drywall, plaster or interior finish is applied. Rough-in of electrical, plumbing, and ductwork must be approved before this inspection. This takes place when the building is completely enclosed and framed, but before insulation, drywall, or plaster is applied. An inspection per floor is required for all uses. Engineered specifications for truss systems must be on the job site for inspector's review. <b>Do Not side exterior of structure until Building rough is inspected.</b></i> |
| <b>Building Insulation</b>                   | <input type="checkbox"/> | <i>When insulation is installed prior to drywall. To determine compliance with current Energy Code and shall include, but not limited to, inspections for envelope insulation R and U values, Fenestration U value, duct system R value, and HVAC and water heating equipment efficiency.</i>  |
| <b>HVAC Final</b>                            | <input type="checkbox"/> | <i>When final work is complete. All approved appliances must be installed in accordance with manufacturer's specifications and installation instructions must be on job when inspection is conducted. Combustion and ventilation air must be throughout. All exhaust fans must be vented directly outside.</i>   |
| <b>Electrical Final</b>                      | <input type="checkbox"/> | <i>When final work is complete. All fixtures must be hung and lamps and plate covers installed for final inspection.</i>   |
| <b>Plumbing Final</b>                        | <input type="checkbox"/> | <i>When final work is complete. All fixtures must be installed or lines capped for final inspection. Fire stopping is required where pipe goes through any plate.</i>  |
| <b>Building Final</b>                        | <input type="checkbox"/> | <i>When all building components including HVAC, electrical, and plumbing have been approved. Everything must be completed and the building must be ready for occupancy. Approval also requires final grading, and site cleanup.</i>  |

City of Rock Island Inspection Division

**Certificate of Occupancy**

No occupancy of the structure will be permitted until a final inspection has been made and (when required) a Certificate of Occupancy has been issued.

**Building Additions and New Accessory Structures: Garages, Decks, Sheds, Pool Houses, etc.**

Building Inspections

- Footing
- Framing
- Building Final

Mechanical, Plumbing & Electrical Inspections

- Trench depth (for exterior trenches)
- Rough (electrical, plumbing, and/or heating runs made without fixtures or devices connected)
- Final (with devices connected)

**Alterations: Exterior Remodels (Windows, Doors, Siding, Soffit, Egress)**

Inspection is required at completion. Manufacturer stickers must remain on windows and doors for the Inspector to verify that they meet state mandated Energy Code requirements

**Alterations: Interior Remodels**

Building Inspections

- Framing
- Insulation (on Exterior Walls)
- Building Final

Mechanical, Plumbing & Electrical Inspections

- Rough (electrical, plumbing, and/or heating runs made without fixtures or devices connected)
- Final (with devices connected)

**Roofing**

Inspection required once all work is done. (Maximum two layers, ice and water shield is required for conditioned spaces, roof drainage).

**Utility Turn-On** (If site is ready, the following inspections can be done in one visit)

- Electrical Service Inspection: Electrical panel and wiring as well as all required GFCI's, Smoke Detectors, CO detectors must be checked.
- Gas Service Inspection: Pressure test must be witnessed and all flues, vents and valves must be checked.

MidAmerican requires that the customer is signed up for Services before they will turn on utilities. Call MidAmerican Residential Services at 888-427-5632 or MidAmerican Business Services at 800-329-6261.

**Pre-Manufactured Homes**

Footing inspections as specified under Residential New Construction, final inspections after mechanical, plumbing and electrical hook-up inspections have been made. Tie downs to be installed according to manufactured specifications and local ordinance. New and used pre-manufactured homes shall have smoke detectors in compliance with current code

**Demolition**

See Inspection Division demolition handout regarding these requirements.