



BUILDING

FOUNDATIONS, GRADE BEAM, PILE CAPS, FOUNDATION PADS (BLD-FOOTER)

- All trenches, excavations, and formwork shall be in accordance with the size(s) and configuration(s) as per approved plans.
- The area within excavation or forms must be properly compacted.
- The bottoms of all foundations shall be a minimum of 12" (inches) below grade unless designed differently by an architect or engineer.
- All steel reinforcement must be in place and properly sized, supported, spaced, overlapped, and tied as required.
- Foundation surveys shall be provided or property markers shall be exposed and strung up to verify property setback requirements.

SLAB INSPECTION (BLD-ABOVE GRADE SLAB) (BLD-ON GRADE SLAB-MONOLITHIC SLAB)

- All excavations and/or forms are erected in accordance with the size and configuration as per the approved plans.
- The area within the excavation of formwork must be properly compacted.
- Provide certification of soil treatment where required.
- Vapor barrier, steel reinforcement, and expansion joint materials are properly in place.
- All concealed electrical (ELE-Underground Rough-In), plumbing (PLB- Underground Rough in), gas, and mechanical must be completed, tested, and passed inspection before covering.

COLUMN/TIE BEAM INSPECTION (BLD-TIE BEAM)

- Masonry walls must be complete; and steel reinforcement in place properly overlapped, supported, and tied.
- All tie beams and columns must be installed and/or formwork erected in accordance with the size(s) and configuration(s) as per approved plans.
- All formwork must be properly braced, supported, and tightly constructed.
- All cleanouts must be provided and the vertical cell clean of all debris.
- All concealed electrical, plumbing, gas, or mechanical components must be completed, tested, and passed inspection before covering.
- Provide an ‘under-construction certificate of elevation’ or ‘as-built survey’ with top of masonry elevation.

SHEATHING INSPECTION (BLD-WALL or ROOF SHEATHING)

- All wall and roof sheathing must be installed in accordance with the fastening schedule on the approved plans and inspected prior to dry-in.

FRAMING INSPECTION (BLD-FRAMING)

- Provide the inspector that is on-site with approved plans and engineered truss drawings.
- All framing, bracing, fire-blocking, draft stopping, and anchoring devices must be in place and installed in accordance with the type, size, and configuration on the approved plans.
- Walls, partitions, floors, floor/ceiling, and roof ceiling assemblies must be installed in accordance with the approved plans.
- Rooms, spaces, corridors, accessibility areas, and doorways shall be sized and configured in accordance with the approved plans.
- The building must be weather-tight; the roof dried-in, and the windows and doors installed and completed.
- The fireplace and chimney must be installed and provided with the proper clearances as per manufacturer specifications.
- Every sleeping room in dwelling and dwelling unit must have an emergency egress opening (window), which shall be sized and installed per code.
- Attic and crawl space ventilation must be provided.
- All concealed electrical (ELE-Rough In), plumbing (PLB- Rough in), gas (PLB-Gas Rough In), and mechanical (MEC- Rough in) components must be completed, tested, and passed approved inspection before covering and requesting BLD-Framing.
- Wiring provisions must be made for smoke detectors.
- One ground-level 29-inch clear-width bathroom door is provided to meet the Florida Accessibility Code requirements.
- All safety glazing in hazardous locations must be in place and properly identified.

STUCCO INSPECTION (BLD-STUCCO-DRY-IN-LATH)

- Lath or underlayment installed.
- Inspection must be requested prior to the application of siding materials, i.e., aluminum, vinyl, stucco, etc.

INSULATION INSPECTION (BLD-INSULATION-WALLS)

- All concealed insulation, i.e. batts, blankets, foils, etc. must be in place, properly fastened, and supported in accordance with the approved plans and industry standards.
- All exterior envelope penetrations shall be caulked and sealed.
- All penetrations through framing members to concealed/attic spaces must be fire caulked.
- Baffles, or an equivalent method of protecting attic ventilation, must be provided.

FINAL INSPECTION (BLD-FINAL)

- The building or structure must be substantially complete and ready for occupancy, or the work for which the permit is required must be completed.
- Smoke detectors installed.
- All stairs, handrails, and guardrails must be completed.
- Attic, crawl space access, and ventilation must be completed.
- Attic insulation must be completed, and a certificate of insulation displayed.
- Blower door test must be completed and uploaded to the record with a copy on site.
- Post address as required.
- All final inspections must be approved prior to requesting the building final - electrical (ELE-Final), plumbing (PLB-Final), gas (PLB-Final), and mechanical (MEC-Final).

BUILDING

BUILDING



Residential Electrical Inspections

ELECTRICAL

UNDER SLAB INSPECTION (ELE-UNDERGROUND ROUGH-IN)

- All conduits, raceways, grounding, and other components must be installed in open excavations.
- All openings in conduits shall be sealed.
- Inspected prior to any backfill being put in place.

ROUGH-IN INSPECTION (ELE-ROUGH-IN)

- All conduits, raceway boxes, and other components must be in place and secured to studs and ceiling joists.
- All panel boxes must be in place with wiring connected to terminals.
- Wiring must be installed in conduits, raceways, and panels.
- All wiring joints shall be completed.
- Electrical rough-in must be approved prior to concealment.

ELECTRICAL SERVICE INSPECTION (ELE-POWER RELEASE)

- The conduit for overhead/underground service must be properly attached.
- Weatherhead must have rain caps with conductors having a proper drip loop.
- The meter must have a lightning arrestor and the service must be properly grounded.
- Thru-roof risers must have a weatherproof boot installed.

FINAL INSPECTION (ELE-FINAL)

- All switches, receptacles, fixtures, and devices must be installed or openings properly closed.
- All panels must have breakers installed and have covers with all circuits labeled.



Residential Mechanical Inspections

MECHANICAL

ROUGH-IN INSPECTION (MEC-ROUGH-IN)

- Vertical mount air conditioning and heating handler(s) must be installed.
- Secondary drain pan and drain lines must be installed.
- Access to the unit.
- Refrigeration lines must be installed.
- Attic accesses, walkways, and working platforms must be installed.
- All air conditioning and heating ductwork must be installed.
- The bath exhaust duct must be installed.
- Dryer ductwork must be installed.
- Gas vents must be installed.
- Range hood ductwork must be installed.
- Combustion air ducts must be installed.
- Mechanical closets for attic-mounted equipment to be framed in.

FINAL INSPECTION (MEC-FINAL)

- Grilles installed.
- Concrete pad for the condensing unit.
- Dryer vent installed.
- Range hood installed.
- Refrigerant line cover installed.
- Gas vents to be connected to appliances.
- Electrical disconnects installed.
- All equipment installed.



PLUMBING

UNDER GROUND ROUGH-IN INSPECTION (PLB-UNDERGROUND ROUGH-IN)

- All underground water and sewer lines must be installed and the excavation left uncovered.
- Thru-slab stub outs must be in place and correctly sleeved.
- All piping was tested, inspected, and passed before covering.

ROUGH-IN INSPECTION (PLB-ROUGH-IN)

- All piping must be properly supported and all water and sewer lines must have the proper test and passed inspection before covering.
- All tubs and showers must be in place and all drains must be connected. The fixtures must be filled to overflow for tests and passed inspection before covering.
- All water piping and diverter valves shall be tested, inspected, and passed before covering.

SEWER INSPECTION (PLB-SEWER)

- All piping must be in place, under proper tests, and properly supported.
- Excavations are to be left uncovered until the inspection is made and passed.
- All cleanouts must be properly installed and the line must be closed off and filled with water to check for leaks.

IRRIGATION INSPECTION (PLB-IRRIGATION FINAL)

- Backflow preventer and rain check must be properly installed and piping must be in place.

WATER SERVICE INSPECTION (PLB-WATER SERVICE)

- All piping must be properly supported and all water lines must have the proper test and passed inspection before covering.
- Excavations are to be left uncovered and passed inspection before covering.

FINAL INSPECTION (PLB-FINAL)

- All fixtures must be installed and connected to the water and sewer systems in proper working order.
- All hose bibs must have a non-removable vacuum breaker.
- All previous plumbing inspections prior to final inspection must have passed inspection, including irrigation and utilities.

NATURAL GAS

ROUGH-IN INSPECTION (PLB-GAS ROUGH-IN)

- All conduits, raceways, grounding, and other components must be installed in open excavations.
- All openings in conduits shall be sealed.
- Inspected prior to any backfill being put in place.

FINAL INSPECTION (PLB-GAS FINAL)

- After the fixtures have been set, a manometer test, and final should be called before the fixtures are in operation. If any of the fixtures or appliances require immediate service, then contact your local gas company.



**Hillsborough
County** Florida
Development Services

Residential Site Inspection

**NR /
ROW**

RESIDENTIAL NEW CONSTRUCTION ONLY

NATURAL RESOURCES/ ROW INSPECTION (LAL-FINAL) Require a LAL Final Inspection