

## Commercial Inspection Definitions

**Setback/BMP:** Inspection of the extents of the structure to ensure location does not cross setback or build lines. Ensuring adequate fire separation distance requirements are being met per 2018 IBC Section 602. Ensure compliance with Best Management Practices(BMP) for soil erosion.

**Plumbing Underground:** Inspection of all drainage and water service and distribution piping, sleeves, and protectants that are to be covered up under the slab of the building. All parts of the piping systems must be visible and under required test pressure. See 2018 IPC with GA Amendments

**Electrical Underground:** Inspection of all electrical components (boxes, conduit, direct burial wire, etc.) to be covered up under the slab of the building. See 2020 NEC with GA Amendments

**Mechanical Underground:** Inspection of all mechanical ducts, gas lines, and mechanical components to be covered up under the slab of the building. See 2018 IFGC and 2018 IMC with GA Amendments

**Footing:** Inspection of the footing to include depth, bearing strength of soil, any reinforcement required, etc. Details for the footings on commercial buildings should be included in the structural drawings of the approved plan set.

**Monolithic Slab:** Inspection of all parts of the foundation including but not limited to soils, footing depth, reinforcement requirements, slab preparation, etc. Details for monolithic slabs on commercial buildings should be included in the structural drawings of the approved plan set.

**Slab:** Inspection of the slab preparation including fill, base, vapor retarder, reinforcement, etc. Details for slabs on commercial buildings should be included in the structural drawings of the approved plan set.

**Foundation Wall:** Inspection of the foundation wall preparation including placement, reinforcement, forms, height, etc. Details for foundation walls on commercial buildings should be included in the structural drawings of the approved plan set.

**Rebar Ground:** Inspection of the rebar or conductor that will make up the concrete encased electrode for the required grounding electrode system. Completed as part of the Monolithic Slab or Footing Inspections. See NEC 250.52.

**Mechanical Wall Cover/Ceiling Cover:** Inspection of all parts of the mechanical, HVAC, and gas piping systems. All ducting, duct insulation, piping, piping insulation, fire-blocking, firestopping, fire-dampers, control wiring, and all other mechanical system components must be in place, completed, supported properly, with required pressure tests applied, and flues and vents are stubbed through roof and weather capped. See 2018 IMC, 2018 IFGC, and 2015 IECC with GA Amendments and approved plans.

**Electrical Wall Cover/Ceiling Cover:** Inspection of all components of the electrical systems. All service cable, branch circuit distribution wiring, and low voltage wiring should be in place and stubbed into boxes set and secured to the structure; properly bonded and grounded; required conduit is in place and fastened properly; wiring is protected from physical damage; required fire-blocking and firestopping is in place and maintained. See 2020 NEC with GA Amendments and approved plans.

**Plumbing Wall Cover/Ceiling Cover:** Inspection of all components of drainage, waste, vent, and water distribution piping systems. All piping should be in place, supported, and protected from physical damage; sized and installed per code and approved plans; all piping insulation installed; efficiency

requirements are in place per energy code and approved plans; required pressure tests are applied; all boots and flashings installed; required fire-blocking and firestopping is in place and maintained. See 2018 IPC and 2015 IECC with GA Amendments and approved plans.

**Framing:** Inspection of all components of the framing, bracing, fire-blocking, firestopping, draft-stopping, means of egress sizing, etc. All framing should be completed and uncovered. Structure should be dried-in and weather protected. All exterior walls and gabled ends are covered with weather protective barriers. Doors and windows are installed, sealed, and insulated around; all mechanical, electrical, and plumbing rough installs are complete. When necessary, all fire rating requirements are completed, all parts of air barriers and air sealing are complete. See 2018 IBC, 2018 LSC, 2015 IECC all with GA Amendments and approved plans.

**Fire Wall/Barrier Inspection:** Inspection of all components of required fire separations. All parts must be properly installed without defects per the tested design and approved plans. Each layer application in multilayer fire rated assemblies must be inspected and approved individually.

**Insulation:** Inspection of all required insulation of the building thermal envelope that will not be accessible at final inspection; Verification of COM-check requirements listed in approved plans. See 2015 IECC with GA Amendments and approved plans.

**Temp to Perm:** Inspection of safety requirements for energizing the building. The intent of this inspection is to ensure that the building can be safely energized by the power company.

**Final Mechanical:** Inspection of all completed components of the mechanical, HVAC, and gas piping systems. All public utilities are connected; all appliances are installed and in full operation; hook-ups for future connections are terminated in approved manner and labeled as such when required; all controls, compressors, condensate drains, insulation, ties and supports, and other system designed components are in place and fully connected; efficiency measures outlined in a mechanical COM-check may require a commissioning report; all final trim and required labeling is in place; installation is ready for its intended use. See 2018 IMC, 2018 IFGC, and 2015 IECC with GA Amendments and approved plans.

**Final Electrical:** Inspection of all completed components of the electrical systems and devices. All public utilities are connected; all installed electrical systems are in full operation; all equipment, motors, appliances, fixtures, controls, guards and other related systems are tested and labeled; hook-ups for future connections are terminated in approved manner and labeled as such when required; completed electrical installation is ready for its intended use. See 2020 NEC with GA Amendments and approved plans.

**Final Plumbing:** Inspection of all completed drainage, waste, vent, and water service and distribution piping systems and fixtures. All plumbing fixtures are installed, operational, and in correct locations with proper clearances and separations; properly trapped and connected to drainage system; properly vented; all valves and back flow preventions are in place connected to potable water system; water heating and other plumbing devices and appliances are labeled, connected, vented, pressure protected, secured in place, supported, insulated and sealed as needed; hook-ups for future connections are terminated in approved manner and labeled as such when required; completed plumbing installations are ready for intended use. See 2018 IPC and 2015 IECC with GA Amendments and approved plans.

**Final Building:** Inspection of the building or structure after completion and when ready for safe occupancy and use. All requirements for means of egress, safety glazing, fall protection, smoke and carbon monoxide alarms, energy compliance, etc.; any deck framing is completed with all connectors, supports, anchors, etc.; all weather proofing, sealing, painting, flashing etc. is complete; building address numbers as required are installed; building or structure is ready to be occupied and used after release of Certificate of Occupancy or Certificate of Completion. See 2018 IBC, 2018 LSC, 2015 IECC with GA Amendments and approved plans.

**Final Site:** Inspection of the site after project completion for compliance of but not limited to setback compliance, ground cover, tree requirements, silt fence removal, final grade, and erosion. See Dawson County Muni-code