



# CITY OF ANN ARBOR, MICHIGAN

## Planning & Development Services INFORMATION SHEET 12

Issued February 14, 2007

### **REQUIRED BUILDING INSPECTIONS**

#### **ONE AND TWO FAMILY HOMES**

#### **NEW HOMES, OR ADDITION AND/OR REMODELING OF EXISTING**

All projects must have an address clearly posted. No inspections will be performed when proper property identification has not been provided. The inspection will be failed and a re-inspection will be required.

One set of stamped and approved construction documents shall be kept at the site of work and shall be open to inspection by the Construction Inspector. The building permit must be posted in a conspicuous location.

#### Required Inspections:

The following is a brief description for each type of inspection. These descriptions provide examples of the basic construction features that are inspected. The descriptions are not inclusive of all code criteria that are evaluated during inspection.

Pre Footing Inspection -- For projects with footings that have a grading permit. Inspect the soil erosion controls shown on the approved grading plan. Any silt fencing must be trenched 6" into grade per plan detail. Any required mud tracking mats must be installed. Erosion controls must be installed before any earth disturbances and be inspected prior to the footing inspection.

Foundation/Footing/Post Hole Inspection – The footings are to be inspected prior to the placement of concrete. The inspector will check to see if site conditions, soil conditions, footing sizes and footing placement complies with the approved plans. Make sure the footing trench is clean, dry, and free of debris. The inspector will also check to see if reinforcing steel (if required) has been placed per the drawings. Failure to obtain this inspection prior to pouring concrete may result in non-approval of inspection, requiring removal of concrete, blocks, or posts.

Backfill Inspection – The backfill inspection shall be performed after all required damproofing, waterproofing and after foundation drainage system is in place. At least two drain tile connections are to be left uncovered in order to verify the type of pipefittings used as well as the stone depth. Sill anchors must be installed and all foundation walls are to be braced.

Underground Plumbing – Underground plumbing inspection is required after all drain, waste and vent pipe (below and up to grade) is in place, visible and under test. The water supply line is to be stubbed into the basement or crawlspace.

Concrete Slabs – Slab Inspections are to be done prior to the placement of any concrete. All interior slabs, and all exterior slabs that are not poured directly on grade require inspections. Slabs with underground plumbing, mechanical or electrical must have these items inspected and approved prior to the slab inspection. This inspection reviews the base preparation, base material,

base thickness, base compaction, insulation (if required), vapor barrier, radon venting, reinforcing (if required), and minimum slab thickness.

Masonry Inspections – The rough masonry inspection shall be made before the installation of masonry veneer and after the installation of the base course flashing and weather resistant sheathing paper. The final masonry inspection will be done after the masonry construction is completed.

Rough Mechanical, Electrical and Plumbing Inspections - Inspection of all mechanical, electrical and plumbing installations, connections, runs, etc. for compliance with code requirements.

Rough Frame Inspection – The inspection of framing construction shall be made after the roof, all framing, firestopping and bracing are in place and after the plumbing, mechanical and electrical rough inspections are approved.

Insulation Inspection – This inspection is performed prior to the covering of any insulation. Insulation is to be installed per manufacturer's instructions and following the State Energy Code requirements. Insulation shall be secured and installed in a workman like manner.

Masonry Fireplace – This inspection is performed when the damper and first flue liner are in place. It includes the inspection of the fireplace throat (e.g. Damper, smoke shelf, throat, hearth support, flue, etc.) prior to the erection of the chimney.

Drywall Inspection – The drywall inspection is conducted prior to covering any fasteners. Drywall inspections are only required for rated separation assemblies in duplexes.

Final Mechanical, Electrical and Plumbing Inspections – After all mechanical, electrical and plumbing work is completed.

Final Grading Inspection – Final site inspection is completed by the Grading Inspector to verify compliance with the approved site grading plan. This inspection is only required for new houses and additions to existing houses.

Final Building Inspection – Final inspection shall be made after all the permitted work is complete, all other final inspections (Mechanical, Electrical, Plumbing and Grading) are complete, and prior to occupancy.

Other Inspections – In addition to the called inspections above, the Building Department may make or require any other inspections to ascertain compliance with the code and other laws enforced by the Building Department.

**Expiration** – Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Expired permits may be able to be renewed—see Information Sheet 13).

**Validity of Permit** – The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any provisions of the building code or other ordinance of this jurisdiction.