



# CITY OF TARPON SPRINGS, FLORIDA

Development Services Department

## REQUIRED INSPECTIONS COMMERCIAL & RESIDENTIAL CONSTRUCTION

This document contains standard inspection requirements for construction projects. It may not contain every inspection associated with your particular project. Please be aware that it is the responsibility of the permit holder to ensure that all required inspections are performed and approved. For additional information regarding specific requirements contact the Development Services Department at (727) 942-5617.

### Building

1. **Foundation inspection:** To be made after trenches are excavated, forms erected and reinforcing in place and shall at a minimum include the following building components:

- Stem-wall
- Monolithic slab-on-grade
- Piling/pile caps
- Footers/grade beams

1.1. **Slab inspection:** To be made after the reinforcement is in place, all concealed conduit, piping, ducts and vents are installed and the electrical, plumbing and mechanical work is complete. Slab shall not be poured until all required inspections have been made and passed.

**\*Certificate of Protective Treatment for Prevention of Termites.** A weather resistant jobsite posting board shall be provided to receive duplicate Treatment Certificates as each required protective treatment is completed, providing a copy for the person the permit is issued to and another copy for the building permit files. The Treatment Certificate shall provide the product used identity of the applicator, time and date of the treatment, site location, area treated, chemical used, percent concentration and number of gallons used, to establish a verifiable record of protective treatment. If the soil chemical barrier method for termite prevention is used, final exterior treatment shall be completed prior to final building approval. (Section 105.10, FBC-B)

2. **Lintel inspection:** To be made after the masonry and reinforcement is complete and shall include at a minimum the following building components:

- Vertical cells/columns
- Lintel/tie beams

*Note:* If any portion of lintel is over 8' in height a ladder must be provided for the inspector.

3. **Framing inspection:** To be made after the roof, all framing, fireblocking and bracing is in place, all concealing wiring, all pipes, chimneys, ducts and vents are complete and shall at a minimum include the following building components:

- Window/door framing and installation
- Framing/trusses/braces/connectors
- Draft stopping/fire blocking
- Curtain wall framing
- Accessibility

*Note:* All subcontractors' rough-in inspections (i.e., electrical, plumbing, mechanical, gas, etc.) must be approved prior to framing inspection. A foundation survey prepared and certified by a registered surveyor shall be required for all new construction and additions prior to approval of the framing inspection. The survey shall certify placement of the building on the site, illustrate all surrounding setback dimensions, indicate the lowest floor elevation (LFE), and shall be available at the job site for review by the building inspector.

4. **Insulation inspection:** To be made after the framing inspection is approved and all insulation is complete and shall at a minimum include the following building components:

- Energy insulation
- Wall insulation
- Baffles

*Exception:* "Blown-in" ceiling/attic insulation will be inspected at final.

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5. **Sheathing inspection:** To be made either as part of a dry-in inspection or done separately at the request of the contractor after all roof and wall sheathing and fasteners are complete and shall at a minimum include the following building components:

- Roof sheathing
- Wall sheathing
- Sheathing fasteners
- Roof/wall dry-in

*Note:* Sheathing fasteners installed and found to be missing the structural member (“shiners”) shall be removed and properly reinstalled prior to installation of the dry-in material.

6. **Roofing inspection:** Shall at a minimum include the following building components:

- Dry-in
- Insulation
- Roof coverings
- Flashing

7. **Fire rated assembly inspection:** To be made after fastening is complete and prior to any mud or tape.

8. **Driveway/Sidewalk inspection:** To be made after excavation, erection of forms and placement of reinforcing is complete.

9. **Final inspection:** To be made after the building is complete and ready for occupancy and shall at a minimum include the following:

- Ceiling/attic insulation (certificate)
- Handrails/guardrails/stairs
- Street numbers
- Glass/glazing

*Note:* Before the Certificate of Occupancy may be issued the following must also be completed:

▪ **Notice of termite protection.** A permanent sign which identifies the termite treatment provider and need for re-inspection and treatment contract renewal shall be provided. The sign shall be posted near the water heater or electric panel. (Section 105.11, FBC-B)

▪ **Termite protection.** Termite protection shall be provided by registered termiticides, including soil applied pesticides, baiting systems, and pesticides applied to wood, or other approved methods of termite protection labeled for use as a preventative treatment to new construction. Upon completion of the application of the termite protective treatment, a certificate of compliance shall be issued to the building department by the licensed pest control company that contains the following statement: (Section 1816.1, FBC-B)

“The building has received a complete treatment for the prevention of subterranean termites. Treatment is in accordance with rules and laws established by the Florida Department of Agriculture and Consumer Services.”

## Swimming Pool/Spa

1. **Steel and main drain inspection:** To be made after excavation and installation of reinforcing steel, bonding and main drain and prior to placing of concrete.

2. **Deck and bond inspection:** To be made after the swimming pool/spa shell has been shot, the deck is formed, bonding and reinforcing is in place and prior to placing of concrete.

3. **Electrical final inspection:** To be made after all electrical swimming pool/spa equipment is in place.

4. **Final inspection:** To be made when the swimming pool/spa is complete and all required enclosure requirements are in place.

*Note:* In order to pass final inspection and receive a certificate of completion, a residential swimming pool must meet the requirements relating to pool safety features as described in Section 424.2.17, FBC-B and Section 36.02(B), LDC.

## Demolition

1. **First inspection:** To be made after all utility connections have been disconnected and secured in such manner that no unsafe or unsanitary conditions shall exist during or after demolition operations.

2. **Final inspection:** To be made after all demolition work is completed.

## Electrical

1. **Underground inspection:** To be made after trenches or ditches are excavated, conduit or cable installed, and before any backfill is put in place.
2. **Rough-In inspection:** To be made after the roof, framing, fireblocking and bracing is in place and all concealing wiring complete, and prior to the installation of wall or ceiling membrane.
3. **Final inspection:** To be made after the building is complete, all required electrical fixtures are in place and properly connected or protected, and the structure is ready for occupancy.

## Plumbing

1. **Underground inspection:** To be made after trenches or ditches are excavated, piping installed, and before any backfill is put in place.
2. **Rough-In inspection:** To be made after the roof, framing, fireblocking and bracing is in place and all soil, waste and vent piping is complete, and prior to the installation of wall or ceiling membrane.
3. **Sewer inspection:** To be made after trenches or ditches are excavated, piping installed, connection made, and before any backfill is put in place.
4. **Final inspection:** To be made after the building is complete, all plumbing fixtures are in place and properly connected, and the structure is ready for occupancy.

*Note:* See Section P312 of the Florida Building Code, Plumbing for required tests.

## Mechanical

1. **Underground inspection:** To be made after trenches or ditches are excavated, underground duct and fuel piping installed, and before any backfill is put in place.
2. **Rough-In inspection:** To be made after the roof, framing, fireblocking and bracing are in place and all ducting, and other concealed components are complete, and prior to installation of wall or ceiling membranes.
3. **Final inspection:** To be made after the building is complete, the mechanical system is in place and properly connected, and the structure is ready for occupancy.

## Gas

1. **Rough piping inspection:** To be made after all new piping authorized by the permit has been installed, and before any such piping has been covered or concealed or any fixtures or gas appliances have been connected.
2. **Final piping inspection:** To be made after all piping authorized by the permit has been installed and after all portions which are to be concealed by plastering or otherwise have been so concealed, and before any fixtures or gas appliances have been connected. This inspection shall include a pressure test.
3. **Final inspection:** To be made on all new gas work authorized by the permit and such portions of existing systems as may be affected by new work or any changes, to insure compliance with all the requirements of code and to assure that the installation and construction of the gas system is in accordance with the reviewed plans.

## Irrigation

1. **Final inspection:** To be made after the system is complete, but prior to covering the point of connection to the water supply and shall at a minimum include the following:
  - Backflow preventer
  - Rain sensor

## Site Debris

1. The contractor and/or owner of any active or inactive construction project shall be responsible for the clean-up and removal of all construction debris or any other miscellaneous discarded articles prior to receiving final inspection approval. Construction job sites must be kept clean, such that accumulation of construction debris must not remain on the property for a period of time exceeding 14 days.
2. All debris shall be kept in such a manner as to prevent it from being spread by any means.

## Roof Replacement

1. **In progress inspection:** To be requested in anticipation of the tear-off of the existing roofing and shall at a minimum include the following:

- Roof sheathing
- Flashings
- Dry-in
- Drip edge

*Note:* No roof coverings shall be installed until in progress inspection is approved.

2. **Final inspection:** To be made after the roof replacement is complete.

*Note:* It is the responsibility of the permit holder to provide a ladder or access to the roof for the inspector.