



MACON-BIBB COUNTY BUSINESS DEVELOPMENT SERVICES

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REQUIRED RESIDENTIAL INSPECTIONS

The following inspections are required for all new dwellings constructed within Macon-Bibb County. The purpose of these inspections are to show compliance with the following codes, as adopted and amended by the State of Georgia: 2018 International Residential Code (2018 IRC), 2018 International Fuel Gas Code (2018 IFGC), 2018 International Mechanical Code (2018 IMC), 2018 International Plumbing Code (2018 IPC), 2015 International Energy Conservation Code (2015 IECC) and 2017 National Electrical Code (2017 NEC).

All inspections that are applicable to your project must be scheduled in order of construction activity. Work MAY NOT be covered or concealed until approved by the assigned Combination Inspector. The assigned Combination Inspector has the authority to waive or add inspections, as necessary to demonstrate compliance with the adopted codes for your project.

- **FOOTING (Required for slab on grade only):** This may be a continuous perimeter footing or pier footing inspection. The footing must be formed, with rebar tied in place and elevated at time of inspection.
- **UNDER SLAB ELECTRICAL (Required for slab on grade only):** Electrical conduit shall be in place and be approved for direct burial applications. All conductors used within underground or under slab raceways must be approved for wet conditions. (2017 NEC Section 300.5(B))
- **UNDER SLAB PLUMBING (Required for slab on grade only):** This inspection verifies the plumbing installation under the concrete slab or floor. The plumbing must be in place, plugged, and on test with a 10'-0" head of water. (2018 IPC Section 312.2)
- **SLAB – POLY (Required for slab on grade only):** Inspection to verify compliance with the requirements of 2018 IRC Section R506. The floor shall be installed on 4" (four inch) minimum base of clean sand, gravel, crushed stone, crushed concrete or crushed blast-furnace slag. A 6-mil polyethylene or approved vapor retarder with joints lapped a minimum of 6" (six inches) shall be placed between the concrete floor and the base.
- **FOUNDATION (Required for elevated floor system):** This may be a combined footing and stemwall inspection, with all horizontal and vertical rebar tied in place and elevated within the forms.
- **STEMWALL (Required for elevated floor system only):** Inspection of the foundation wall section supporting the floor joists. During this inspection, the horizontal rebar is checked for compliance with the prescriptive requirements of the 2018 IRC.
- **UNDER FLOOR ROUGH (Required for elevated floor system only):** Inspection of the underfloor prior to the installation of the floor sheathing. The Combination Inspector will verify floor framing, underfloor access, underfloor plumbing, and mechanical systems.

- **WALL SHEATHING:** The exterior wall covering provides lateral structural load resistance to framed buildings or structures. This inspection verifies the nailing and type of sheathing being used. This inspection must show compliance with the 2018 International Residential Code for braced walls. (See 2018 IRC Section R602.10)

Contractors are strongly encouraged to review the 2018 IRC for compliance. During the inspection, the Combination Inspector will accept a copy of the Project Report generated using the APA Wall Bracing Calculator.

The APA Wall Bracing Calculator is available for free at <https://www.apawood.org/wall-bracing-calculator>

- **COMBINATION ROUGH:** Inspection of all systems (building / structural, mechanical, electrical, and plumbing) prior to covering or concealment. The building or structure must be weathertight at time of inspection, with the roofing, windows, and exterior doors in place.

Partial inspections will not be scheduled or performed. The entire building must be ready for a full four-way or combination rough inspection on the date of the scheduled inspection.

- **WEATHER BARRIER / FLASHING:** This verifies the exterior building wrap and flashing around openings and wall penetrations prior to exterior finishes (stucco, EIFS, brick, stone, wood siding, etc.) being applied.
- **INSULATION:** Inspection of insulation installed for verification of compliance with the 2015 International Energy Conservation Code. The insulation must show compliance with the prescriptive requirements of the 2015 IECC or the contractor must provide a copy of the *REScheck Compliance Certificate*.

REScheck is a free compliance software from the U.S. Department of Energy (US DOE) and is available online at www.energycodes.gov/rescheck

- **SHEETROCK NAIL INSPECTION:** This inspection verifies compliance with the prescriptive requirements for gypsum board installations. During this inspection, the gypsum board is in place and ready for the joints and nails or screws to be covered. (See 2018 IRC Section R702.3)
- **GAS PRESSURE TEST:** This is a visual inspection of the gas piping installation under pressure. The gas piping must be installed within the dwelling, with wall covering in place. It is recommended that the installer pressure test the system prior to concealing the piping. When scheduling this inspection, please slightly over pressurize the gas piping system, which will allow the Combination Inspector the opportunity to release some pressure to verify that the pressure gauge is functional. (See 2018 IFGC Section 406)
- **COMBINATION FINAL:** Final inspection of all trades for compliance with the adopted codes prior to completion and/or full occupancy rights being granted. This inspection may include but not be limited to the interior and exterior of the building or structure.

ADDITIONAL INSPECTION TYPES THAT MAY BE APPLICABLE TO YOUR PROJECT SCOPE OF WORK:

- **TEMPORARY POWER:** Installation of temporary jobsite power. This inspection verifies that the circuit is in place and GFCI protected. The electrical service is grounded and bonded according to the 2017 National Electrical Code.

This inspection must occur PRIOR to utility connection.

- **WATER SERVICE LATERAL:** Inspection of the water line from the building or structure to the water meter. During this inspection, the Building Inspector will be verifying the piping material and size in compliance with the International Plumbing Code. The piping must up to test pressure and be installed a minimum of 18" below finished grade and bedded in clean backfill free of rocks or debris.
- **SEWER LATERAL:** This is the inspection and verification of the gravity sewer from the building to the point of connection with the public sewer or septic system. The sewer tests shall consist of plugging the end of the building sewer at the point of connection with the public sewer or septic tank, filling the building sewer with water, testing with not less than a 10-foot head of water and maintaining such pressure for 15 minutes. (2018 IPC Section 312.6)
- **LATH:** Inspection of the wire mesh used for either interior gypsum plaster or exterior cement or synthetic based wall covering. For exterior installations like stucco or Exterior Insulated Finishing Systems (EIFS) this inspection occurs after the WEATHER BARRIER / FLASHING inspection.
- **PERMANENT POWER:** Release of the electrical service equipment to the local utility for connection to power. This may be the transition of the electrical power from temporary status to permanent at time of COMBINATION FINAL INSPECTION.
- **SHOWER PAN:** Inspection of materials used to create the shower pan liner and to verify that the pan is sloped towards the drain. The pan must be filled to a depth of 2" with potable water for a minimum of 15-minutes without sign of leakage. (2018 IPC Section 312.9)
- **UNDERGROUND ELECTRICAL:** Inspection of the raceway or cable assembly installation prior to covering. The raceway or cable assembly must be installed on clean fill without debris or rocks that may damage the installation.