

Inspections Required

New Commercial, Additions and Remodel

Each phase of construction listed below shall comply with the adopted Jersey County Code of Ordinances and shall pass inspection before work proceeds. A set of the approved plans shall be on site during inspection. It is the responsibility of the permit holder or their agent to call for inspections and to provide access for inspection. At least a **24 hours notice** is required prior to inspection. Based on the scope of the project, all inspections listed below may not be required for every project or may be subject to special inspections or separate permits.

1. Footings: Prior to pouring concrete

- A. Setbacks 75' from road ROW, 35' from sides and back lot lines
- B. Check forms for width: 24" minimum. frost footing of 40"
- C. Check foundation wall 8" thick
- D. Steel reinforcing in place per plan approval
- E. Check for under slab plumbing, hydronic piping, HVAC, or electrical work. Under slab damp-proofing (6 mil. polyethylene with joints lapped not less than 6")
- F. Check if groundwork is on virgin dirt
- G. Drain tiles are in place
- E. Check for thickness of slab on grade, minimum of 3 1/2"

2. Foundation wall forms and/or basement wall forms: Prior to pouring concrete

- A. Foundation wall 8" thick
- B. Steel reinforcing in place per plan approval
- C. Wall height extending 8" above grade (wood) or 4" above grade (concrete)

3. Drains, water proofing and damp-proofing:

- A. Check that drain tile or perforated pipe is not higher than the floor elevation and placed on 2" of crushed stone and is covered with not less than 6" of the same
- B. If using a drain, it shall be placed around the perimeter of the foundation on crushed stone no less than 6" above the top of the footing and no higher than the bottom of the base under the floor. The drain shall extend 12" beyond the outside of the footing
- C. Check to see that the floor base and foundation perimeter drain connects to an approved drainage system that complies with the IL Plumbing Code
- D. Walls are required to damp-proofed from the bottom of the wall to the top

4. Framing: A complete set of the roof truss packet will be required prior to framing inspection

- A. Verify the stud size and spacing coincides with approved plan
- B. Verify the U-factor of windows and doors
- C. Check for tempered glass required in hazardous areas
- D. Check to see that floor joists align with ceiling joists
- E. Verify all vertical openings are sealed with fire caulking
- F. Verify ceiling height and stairs
- G. Check cutting, notching and boring of wood members

4.A Rough Electric: Prior to insulation and wall covering

- A. Verify GFCI requirements
- B. Check for spacing of outlets
- C. Check to make sure no aluminum wire is used only copper in IL
- D. No electrical panel in closet or bathroom
- E. Check for ducts, air handlers and filter boxes are sealed per Section 603.9 IMC
- F. Check for duct & plenum insulation – unconditioned space min. R-12 – conditioned space min. R-12

5. Insulation: Insulation to be verified to ComCheck

6. Wallboard: Before joints are taped

- A. Check supports and fasteners per the IBC Table 2508.5
- B. Water resistant wallboard for showers shall be 70" above drain outlet
- C. Water resistant wallboard shall be 4' above the floor for water closets and urinals
- D. Check for fire-rating of wallboard in hazardous areas

7. Final: Structure cannot be occupied until Certificate of Occupancy Permit has been issued

- A. All mechanical, electrical and plumbing must be in operating order
- B. Lot must be graded and gutters installed with approved drainage system
- C. Fire alarms and smoke detector systems shall be tested
- D. Sprinkler systems to be filled with water and pressurized with air to 200 psi for 30 minutes. After passing pressure test, a flow test is conducted to insure proper system function (if applicable)
- E. Handicapped accessibility checked for entrances, restroom facilities (grab bars, door sizes, basin height), signage
- F. Check for exit signs and emergency lighting at required locations including full power test and backup power
- G. Request elevator certification for inspection (if applicable)

Failure to notify the Building Official of the necessity of an inspection and failure to halt construction until the appropriate inspections are completed shall result in a fine of (\$100.00) plus court costs for each of the property owner and the construction contractor and sub contractor. Verification of compliance of the code may result in removal of structural parts. Inspection hours are Monday – Thursday 8:30 to 3:30 and Friday 8:30 to 11:30.