

INSPECTION GUIDELINE

Please note that it is a State Law that permits are valid for six (6) months. If you have not called in for an inspection within six (6) months nor has the permit been picked up and paid for; The City of Inverness will require a letter in writing requesting to extend the length of the permit with the reason for the delay along with a \$50.00 reinstatement fee. If the City does not hear from you within this six (6) time frame, your permit will be expired and you must apply for a new permit, which will be subject to new permit fees.

1. T-Pole Inspection:

After pole/pedestal installation is complete, properly grounded and braced, outlets are required to be GFCI protected & one ground rod. Please know your power company. You must Have an account set up with the power company, prior to The City of Inverness releasing the power to the t-pole.

2. Footer Inspection:

After trenches are formed, all rebar in place, grade stakes set prior to pouring concrete. Have site plan on site.

3. First Rough Plumbing:

Water lines required to be underground and sanitary lines installed prior to back filling. All plastic to have colored primer used on solvent joints. All sanitary lines properly pitched

4. Slab:

Compaction, soil treatment, vapor barrier and steel in place prior to pouring concrete. Termite Spray Certificate must be on-site for inspection. Vapor barrier is required in all slabs. Soil treatment for subterranean termites is Required for all slabs under roof or adjacent to dwellings. Be sure all copper water piping is sleeved when in contact with cement.

5. Lintel:

After all steel is in place and tied, and before pumping concrete mix.

6. Sheathing:

All roof sheathing and frame wall sheathing to be inspected prior to felt and/or house being wrapped.

7. Rough Mechanical:

Before framing inspection. All duct work to be completed. This includes all exhaust and venting systems, condensate piping and refrigerator water lines.

8. Rough Electric:

Before framing inspection. After all branch circuits, feeder, outlet boxes and panels in place. All conductors pulled (Including low voltage) and home runs complete. Meter boxes must be marked.

9. Second Rough Plumbing:

Before framing inspection. Bathroom fixtures must be set, shower pans must be set, vents run through the roof, water line complete with working pressure on the system.

10. Framing:

This inspection would include all bracing and truss anchors, headers and truss anchors, headers and truss girders and beam anchors. Interior walls, fire blocking, window & exterior door installations, window and door stickers must remain on the doors/windows, along with the installation instructions. Wire lathe inspection can be called in on the framing inspection.

11. Partial roof or Roof in Progress:

This inspection should be called in with the framing inspection. The eave drip, valley liners and flashings to be installed at this time. Do not start shingling until after the partial roof inspection has passed. **A ladder must be on-site for the Building Official use for this inspection.**

12. Final Roof:

When all shingles are installed on roof, including drip edge, final inspection must be called in. Do not need a ladder for a final roof inspection.

13. Insulation:

After the framing inspection and prior to the drywall inspection, all batts, baffles and depth indicators must be in place. Roofing should be done for the insulation inspection.

14. Drywall:

To be done with the lathing inspection or lateral inspection. Ridge ceiling board of 4/8" required on ceilings. Will be inspecting the screw pattern, water resistant gypsum board in tub and shower areas.

15. Water Service & sewer connection

When sewer/septic and water lines are in place from the structure to the point of connect to distribution systems servicing the structure. Water tie in inspection and a sewer tie-in inspection.

16. Finals:

When the building is ready for occupancy, all electric, plumbing, roof, mechanical and building items must be completed. If the mechanical system is in the attic, a ladder must be provided to the Building Official to access the unit. The garbage dumpster and the port-a-potty must be removed from the site. The blow door test results should have been submitted to the Building Official prior to this inspection being called in. The driveway, walkway and landscaping must be completed in order to receive a Certificate of Occupation.

**All failed inspections will be charged a \$50.00 reinspection fee.
The reinspection fee is required to be paid prior to the re-inspection
taking place.**

THESE GUIDELINES ARE NOT ALL INCLUSIVE. ADDITIONAL REQUIREMENTS IN THE FLORIDA BUILDING CODE MAY ALSO APPLY TO YOUR PROJECT. IF YOU NEED FURTHER ASSISTANCE, PLEASE CONSULT THE CURRENT BUILDING CODE. IF YOU HAVE ANY FURTHER QUESTIONS, PLEASE CONTACT THE CITY OF INVERNESS COMMUNITY DEVELOPMENT DEPARTMENT AT 352-726-3401 OR DDS@INVERNESS.GOV