



Caroline County

SEQUENCE OF INSPECTIONS 1 & 2 FAMILY DWELLINGS

23 October 2006 (revised 6/29/07)

The following list of inspections is required to be scheduled when building a single family dwelling. The scheduling of these inspections is the responsibility of the permit holder. Please remember that any failed inspection is subject to a \$100.00 re-inspection fee which is the responsibility of the permit holder. The bond posting is also the responsibility of the permit holder. This is a general guideline. There may be other inspections required based on the submittal of your documents.

1. **Initial Erosion & Sediment.** This inspection includes all E&S measures in-place, construction entrance installed, and an all-weather container on site for approved plans and inspection results.
2. **Footer.** Must be performed prior to the placement of concrete. All deck footers must be a minimum of 18" deep and bearing on undistributed soil, 12" diameter, and a minimum of 8" of concrete under the support posts.
3. **Foundation.** Must be done before backfill. For concrete block, the inspection will be done by the building department. For poured concrete, a third party inspection result by an approved agency is required.
4. **Plumbing Groundworks.** (if applicable)
5. **Backfill, drain tile, and waterproofing.** This inspection is for dwellings with a basement/crawl or slab. A certification letter for the waterproofing application must be provided to this office. **For lots of 1 acre or less, a wall check survey, including basement floor/finished floor (BF/FF) elevations (proposed vs. actual) must be approved by the county before scheduling backfill inspection.**
6. **Slabs.** Basements and/or garage where applicable.
7. **Masonry Fireplace.** Numerous inspections are required. Footing, hearth, firebox, throat, and flue liners.
8. **Permanent Electrical Service.** This inspection may be scheduled with rough-ins.
9. **Ice Shield.** Per Code.
10. **Veneer.** Siding / Masonry
11. **Framing, Mechanical, Plumbing, and Electrical Rough-Ins.** These inspections will be scheduled and conducted at the same time. Must be scheduled 1 day prior to insulation. **A roster of sub-contractors is required before scheduling rough-in inspection(s).**
12. **Insulation.**
13. **Water/Sewer Line.** This inspection is for the burial depth and sleeve/cleanout placement.
14. **Gas Line.** This inspection will include pressure test and burial depth if required.
15. **Grading and Drainage Inspection:** Prior to scheduling Final Building Inspection, the site must be inspected for proper grading and drainage. If the site does not have adequate permanent stabilization, a bond will be required.
16. **Final Building Inspection.** This inspection will include all code issues and require that an Operations Permit (if applicable) from the health department be on file with this office. If complete, a Certificate of Occupancy will be issued.
17. **Temporary E&S Inspections (Maximum 90 days after issuing the Certificate of Occupancy):** Environmental Inspectors will periodically inspect the site to ensure that all required E&S controls are in-place and working properly. Any additional E&S inspections beyond the 90 day period may be billed to the permittee (re-inspection fee = \$100).
18. **Final E&S and Bond Release:** The permittee (or party who posted the E&S bond) must request this inspection.