

**IRA TOWNSHIP  
7085 MELDRUM RD.  
FAIR HAVEN, MI 48023  
586-725-0207**

**INSPECTIONS**

The contractor holding the above permit is made aware of and agrees to comply with the following requirements of this permit:

- The approved set of construction documents, the approved site plan and permit are to be available at the construction site at all times, and may be reviewed during inspections.
- The site is to be marked with the property address, visible from the road.
- Safe access to the building is to be made available for inspections

**Required Inspections**

**Footings** – Performed when excavation is complete and all forms, rails, reinforcing rod are in place. There should be no standing water or cave-ins present.

**Zoning Compliance:** At the time of the footing inspection, the contractor will be required to verify setback measurements and finish grade at building exterior in relation to the road, or septic field. A grade stake is required.

**Post Hole** – performed after post hole dug & before posts are set in place.

**Slab on grade** - Performed before concrete is poured for slab. Underground utilities must be approved. Compacted sand or sub-base, vapor barrier, rigid foam insulation in place for inspection.

**Basement or Crawl Space Wall** – Performed when all block or cast concrete is completed, parged, tarred, all drain and tile pipe along with gravel coverings, and filter fabric are installed. No backfill should be placed at this time.

**Sand Inspection** – Before concrete poured in basement and garage. May be performed once all underground utilities, if applicable, have been approved. This inspection applies to slab on grade; basement and garage floors. Approved sub-base is required.

**Brick Flashing Inspection** – An inspection shall be made before the installation of masonry veneer, after the installation of base course flashing.

**Rough Underground Plumbing** – Performed when all underground plumbing has been installed, but prior to any covering or concealment.

**Electrical Service Inspection** – Performed if power will be to the service panel prior to the rough electrical inspection.

**Rough Plumbing Inspection** – Performed when all plumbing, which is installed within walls, floors and ceilings, is complete, included but not limited to water distribution, sewer, drains and venting.

**Rough Mechanical Inspection** – Performed when all heating, ventilation, air conditioning, fans and factory built fireplaces have been installed.

**Rough Electrical Inspection** – Performed when all related electrical boxes and wiring which is installed within walls, floors and ceilings is complete, including box splices, grounds and recess fixtures and fans installed.

**Fireplace and Damper Inspection** – Applies only to masonry fireplaces, and is performed when the masonry has been laid to the point of installing the first flue. May be required numerous times to a multi-chamber or flue fireplace. May be called when ready.

**Open Floor Joist Inspection** – Performed on floor framing prior to the placing of the sub floor. Required for crawl spaces and sleeper floor systems.

**Rough Framing Inspection** – Will only be performed once the electrical, mechanical and plumbing rough inspections have been approved. All framing should be complete, and exterior structure weather tight.

**Insulation** – Performed when all insulation is in place. If blow-in, must have certificate of R-value signed by contractor.

**Final Plumbing Inspection** – Performed when all fixtures have been set and water has been connected. (**Water Meter must be installed at Final Plumbing**)

**Final Mechanical Inspection** – Performed when all heating, venting and air-conditioning systems have been completely installed and are functional.

**Final Electrical Inspection** – Performed when all electrical fixtures have been installed and working.

**Grade Inspection** – Performed when final grade is complete and done at time of final inspection. **Submit a final grade certificate.**

**Final Building Inspection** – Will only be performed once electrical, mechanical and plumbing final inspection has been approved.

**Certificate of Occupancy:**

All interior items must be complete in order to obtain a Temporary Certificate of Occupancy. Final Certificate of Occupancy will only be issued when all interior and exterior items are complete and approved by the governing agencies. **No portion of area under construction to be occupied before final inspection.**

**Temporary Certificate of Occupancy:** Ordinance 62 requires posting an additional cash bond of \$1,000.00 to obtain a Temporary Certificate of Occupancy. The building official shall set the time period during which the temporary certificate of occupancy is valid. The additional cash bond is forfeited if the work is not complete and inspected before expiration of the temporary certificate of occupancy.

**No portion of area under construction to be occupied before final inspection.**

**Miscellaneous Inspection** – The Building Department reserves the right to require an additional inspection on a case-by-case situation.

**Schedule an Inspection:**

Building Inspections may be called in 24 hours a day at (586) 725-0207 with a minimum of a 24 hour notice required. Inspections called in after 8:00 a.m. will be logged the next working day. Inspections from the Building Inspector will be performed Monday through Friday between the hours of 9:00 a.m. and 11:00 p.m. and 1:00 p.m. through 3:00 p.m. only. There may be assessed a re-inspection fee of \$50.00 for Building.

A re-inspection fee will be assessed for any inspection not ready, incomplete, or in violation of the building codes. Re-inspection fees must be paid in full in order to recall the inspection.

Electrical, Mechanical and Plumbing Inspections may be called in 24 hours a day at (586) 725-0207 and a minimum of 24 hour notice is required. A \$58.00 re-inspection fee (which includes an administration fee of 17%) will be assessed for any inspection not ready, incomplete or in violation of codes. Re-inspection fee must be paid in full in order to recall the inspection.

**The inspection can only be requested by the permit holder. We will not accept requests for inspections from sub-contractors.**

Electrical Inspections are done on Tuesday, Wednesday, and Thursday – generally between 3-6 p.m.

Mechanical & Plumbing Inspections are done on Monday, Tuesday, Wednesday and Thursday -- generally between 3-6 p.m.

Building Inspections are done Monday through Friday between the hours of 9:00 a.m. and 11:00 p.m. and 1:00 p.m. through 3:00 p.m. only. You may request an a.m. or p.m. inspection – do not request a specific time.

Contractor acknowledges he has read the above and understands the conditions placed on this building permit.

Signed: \_\_\_\_\_

Dated: \_\_\_\_\_