

# Oconee County Code Enforcement Department

## BUILDING INSPECTION PROCESS FOR RESIDENTIAL CONSTRUCTION

Call 706-769-3907 for Inspection – have permit number ready when calling

**EROSION & SEDIMENTATION CONTROL B.M.P'S  
SHALL BE INSTALLED AND MAINTAINED AT ALL TIMES**

### PRE-SITE INSPECTION

All **new construction homes** and **addition to existing homes** will have an inspection during the permit review process to ensure lot grading is not taking place. If this inspection fails, you will be pay three times the permit cost.

#### FOOTING, FOUNDATION, WALL INSPECTION

Made after all trenches are excavated or formed and all footings or basement wall steel is in place before placing concrete.

**Mobile homes** and **Modular homes** footings or poured walls shall be inspected before placing concrete.

#### POOLS

All pools **in a subdivision** must have a setback inspection before digging begins.

All pools shall have a basket inspection.

All pools shall have an “equipotential bonding grid / electrical bonding” inspection.

All pools shall have a gas pressure test (if applicable).

\* SEE FINAL INSPECTION \*

### UNDERSLAB PLUMBING INSPECTION

In-slab waste line shall remain uncovered until tested and inspected with a minimum of 10 ft. column (head) of water above the highest fitting. **PLUMBING PERMIT MUST BE OBTAINED BEFORE INSPECTION CAN BE SCHEDULED.**

**LIFT STATIONS ABANDONED FOR FUTURE USE NEED NOT BE INSPECTED.**

### SLAB INSPECTION

After slab plumbing has been approved the slab or monolithic slab shall be inspected *before* placing concrete.

### FRAMING / SHEATHING INSPECTION

**Prior to installation of house wrap and trades.** Dwelling is dried in. All framing, fire-blocking, sheathing, draft-stopping, bracing and fasteners are in place. Fall prevention barriers should be in place for multi-story structures. Structure should be accessible and free of construction debris.

### MOISTURE BARRIER INSPECTION

Building wrap, membranes, flashings, and any other required moisture barrier systems is done **prior** to the installation of exterior finishing materials. Windows shall be installed and taped and flashed per manufactures instructions.

### MEP ROUGH INSPECTION

**ALL PERMITS MUST BE OBTAINED BEFORE INSPECTION CAN BE SCHEDULED.**

#### ELECTRICAL

Electrical panel set in place; all wiring installed and terminated in boxes or fittings; service cable installed; all splices and taps made and wire fastened or stapled; smoke detector wires looped and in place.

#### PLUMBING

Waste line, water piping and vents installed, braced and strapped as required; pressure reducing vales and water hammer arrestors installed; nail guards installed; all tubs, showers and toilets plumbed.

#### MECHANICAL

All ducting and other concealed components are complete; boot stackheads in place; furnace vents roughed-in; thermostat wire in place; bath fans vented; gas line pressure tested.

#### GAS

All gas lines shall be installed, tested and inspected with a minimum of 10 p.s.i. air from the house stub-out at the meter location to all appliance cut-off valves.

### INSULATION INSPECTION

After all fire blocking and sealing of all penetrations, caulking, and installation of insulation; batts or foam. Windows foamed.

### FINAL INSPECTION

After building is **complete**; all electrical fixtures in place and properly connected or protected; all plumbing fixtures in place and properly connected; mechanical system in place and properly connected; smoke detectors installed; gas line pressure test complete; interior and exterior is complete; landscaping complete including grass, sod, and trees or erosion control measures in place; sidewalk installed at the street (if required); address sign placed on property behind curb; building ready for occupancy with all “permit holds” released (if any).

**Mobile homes** and **Modular homes** shall have tie down straps, skirting, decks and porches, home complete with all system operating and ready to occupy.

**Pools** shall be inspected after all fences have been installed and all equipment is operating – **someone will need to be present.**

**\* A CERTIFICATE OF OCCUPANCY MUST BE ISSUED  
PRIOR TO OCCUPYING THE DWELLING \***

**There is a \$50 fee for ALL Certificate of Occupancy's or Letter of Completions.**