



(540) 967-3430

COUNTY OF LOUISA
COMMUNITY DEVELOPMENT
www.louisacounty.com

Fax (540) 967-3486

Inspection Checklist

For Every Inspection: Your laminated building permit shall be posted in plain view of the right-of-way and the approved set of plans shall be on site.

It is not necessary to be present for every inspection. If the inspector can access and inspect everything needed, you do not need to be on-site (unless you would like to be). This can be accomplished by giving them a door code, leaving a spare key, keeping the area that needs to be accessed unlocked, etc.

Please Note: This list is a general guideline intended to answer frequently asked questions and ensure the inspection process goes smoothly for all parties involved. This is not an exhaustive list of everything a Building Inspector looks for/at, but rather major points that are required for each inspection to pass.

Erosion and Sediment Control (E&S):

- Do you have a Land Clearing Permit or an agreement in lieu of? If not, **STOP ALL WORK**. Obtain the necessary permits before completing any work or you may be charged a “working without a permit” fee.
- Are your E&S measures installed before you call your footing inspection?
- Are your E&S measures installed per DEQ Guidelines?
 - Temporary stone entrance- area has been excavated 3”, removed roots and vegetation, has filter paper, using VDOT #1 stone with a depth of 6”. Must be cleaned out or top dressed with new stone once tracking becomes an issue
 - Silt fence- Height shall be at least 16”, buried in a trench 4”x4” on the upslope side, and all joints shall be spliced with a post and wrapped to ensure continuity. Must be repaired once any holes, degradation, or undercutting occurs. Sediment must be removed once reaching approximately ½ the height of the silt fence. May be removed once disturbed area is stabilized
 - Seeding- Surface will be roughened before seeding, seeds will be broadcasted per recommended amount for that particular seed, and then area shall be mulched. If using straw or hay, the rate of application is 70-90 lbs per 1000/sqft. Good rule of thumb is that you should not be able to see the bare soil underneath.

- Are your E&S measures in good shape and operating as intended (No sediment build-up in temporary stone entrance, no holes, undercutting, or degradation of silt fence, stabilization and mulching methods up to minimum standards?)

Note: E&S inspections will be added to your regular inspections and inspected by your Building Inspector.

Footings: (Can be inspected by a 3rd Party)

- Do you have a Building Permit? If not, **STOP ALL WORK**. Obtain the necessary permits before completing any work or you may be charged a “working without a permit” fee.
- Are you in a tax map parcel number known for shrink/swell soils? If so, have you gotten a 3rd party report testing on-site soils? If that report has come back showing shrink/swell soils with an engineered design, please get a 3rd party to inspect your footings
- Are they dug to at least 18” below finished grade?
- Is the soil at the bottom of the footing firm?
- Is there rebar or other reinforcement per the approved set of plans?

Note: Please do not pour your footings before getting an inspection.

Foundation: (Can be inspected by a 3rd Party)

- Is your foundation sitting in the center of your footing? Is it meeting minimum projection requirements (minimum 2” on all side)?
- Does the footprint of your foundation match what is on your approved plans?
- Does your reinforcement match what is on your approved plans or what is called for in VRC for unbalanced backfill (table 404.1.1 for masonry foundations or 404.1.2 for poured concrete)
- Are your sill plate anchors spaced maximum 6 ft apart and 12” from ends of planks
- Are spread footers placed correctly per approved plans?
- Is the top run of masonry block filled solid before stepping-down (10” block to 8” block, the top row of 10” block must be filled solid with mortar)
- If using a conditioned crawlspace, a basement, or a slab, do you have your radon vent present?

Groundworks: (Can be inspected by a 3rd party, but must be approved by the Building Official)

- Are all pipes sitting on gravel, soil, or other material that provides enough support to walk on the pipes without any give?
- Do the pipes have a proper slope (2% for 2.5" pipe and less and 1% for 3" or more)?
- Are all pipes under a test of at least a 5ft column of water? Air pressure cannot be used unless approved by the Building Official. If used without prior authorization, it will fail.
- Is the pipe sleeved with another pipe at least 2x the diameter or with a relieving arch built in to the foundation with the annular space filled?
- Are all stacks located per approved plans?

Slab: (Can be inspected by a 3rd party)

- Is the slab prepared per approved plans or accepted practices? (at least 4" of gravel, covered with 6mil plastic)
- Is the slab 12" or shallower to grade? If so, is rigid insulation installed per R1102.2.10)
- Is reinforcement installed if required by the approved plans or engineered design?

Drain Tile/Waterproofing: (Can be inspected by a 3rd party)

- Is your bed of gravel at least 2" deep? Does it extend at least 1' out from the footing?
- Do you have portions of your drain tile uncovered so the inspector can determine if it is present?
- Is your drain tile covered by at least 6" of gravel?
- Is there filter paper over the gravel or a filter sock around the drain tile?
- Is the drain tile day-lighted?

Framing: (Framing and all Rough-In Inspections can be inspected at the same time)

- Are your studs, joists, beams, and trusses/rafters sized, spaced, placed, and connected per plans, specifications, layouts, etc?
- Does the building footprint/layout match the approved set of plans?
- Do you have any engineered products (LVL's, PSL's, etc) or designs (tall walls, retaining walls, superior walls, etc)? If so, do you have your specifications, designs, or calculations for those products?
- Is all truss bracing in place per truss specifications?

- Are all point loads carried down to the footings? Is squash blocking in place, if required?
- Are all headers/girders sized per approved plans?
- Are all end joints in double top plates at least separated by 24”?
- Is the lumber pressure treated where needed?
- Is all dimensional lumber graded per approved plans?
- Are all studs graded minimum #2 and spaced/sized per Table R602.3(5)?
- Is all wall construction following the fastening schedule found on Table R602.3(1)?
- Is the drilling/notching of studs and joists allowed by code (R502.8)? Do the wires or pipes need a nail plate for protection?
- Are all hangers/ties/other means of mechanical connection in place per approved plans or manufacturer’s installation guide?
- Are portal frames secured and held-down per R602.10.6.1-4?
- Are your windows installed? Are they glazed if required by the VRC or approved plans?
- Is the required egress path/emergency egress rescue opening present?
- Is there at least a 6’8” headroom in all areas including stairways?

Plumbing Rough-In:

- Is all waterlines and Drain/Waste/Vent (DWV) pipes installed and terminated where they will permanently be (DWV through the roof)?
- Is the waterline holding a test of at least 80 PSI?
- Is the whole DWV system holding a test of at least a 5ft column of water at the highest fixture?
- Are plumbing pipes adequately supported (PVC and PEX 1.25” and larger supported every 4’ horizontally and 10’ vertically [for pipes 2” and smaller, a guide shall be installed midway between required vertical supports] and PEX 1” and smaller every 32” horizontally and 10’ vertically)? For other pipes, see Table P2605.1
- Are standpipes between 18”- 42” above the trap weir?
- Do fixtures have a dedicated P-trap (except fixtures that already have one built in?)
- Are there NO double traps?
- Is there 15” clearance on either side of the toilet to the center and 24” in front?

- If radon vent is required, is it ran to where it will permanently terminate?

Electrical Rough-In:

- Are all areas wired with appropriately gauged wires (dining room, bathroom, and kitchen require 20amp 12ga wire)?
- Does the kitchen have enough branch circuits (2, can serve other areas in the immediate areas)
- Are all wires tight and not flapping/hanging in the wall?
- Are all positives/negatives connected inside of receptacle boxes?
- Are all metal receptacle boxes bonded?
- Are the minimum outlets installed (no point measured horizontally along the floor line of any wall space is more than 6ft from a receptacle, 2ft for countertop)
- Outdoor outlets at the front and back of the house
- 1 outlet at the laundry area
- 1 outlet in each area of unfinished areas
- 1 outlet in hallways of 10ft or more
- 1 outlet in an accessible location within 25' for servicing HVAC equipment

Mechanical Rough-In:

- Are all ducts ran and terminated where it will permanently go?
- Are ducts supported every 8ft?
- Is there less than .5" of fall per foot between supports?
- Are NO framed cavities being used for supply or return air?
- Is there at least 1 supply vent per room?
- Are all exhausts terminated at least 3ft away from openings into buildings
- Are all duct joints, seams, and connections sealed by an approved method?
- Are all framed duct runs fireblocked?
- Is there exhaust ducts in each bedroom and is it terminated to the outside?

Permanent Service:

- Are all the requirements in the VRC for energizing service met? Requirements are:
 - The service wiring and equipment, including the meter socket enclosure, shall be installed and the service wiring terminated.
 - The grounding electrode system shall be installed and terminated.
 - At least one receptacle outlet on a ground fault protected circuit shall be installed and the circuit wiring terminated.
 - Service equipment covers shall be installed.
 - The building roof covering shall be installed.
 - Temporary electrical service equipment shall be suitable for wet locations unless the interior is dry and protected from the weather.
- Is the bond screw in place?
- If using aluminum service cables, has oxidant paste applied?
- If rebar is present in the footing/foundation, is it being used in the grounding electrode system (required)?
- If using ground rods, are there 2 and are they spaced at least 6ft apart?
- Is the required workspace around the panel present (36" minimum in front, 30" wide, 6ft above, and below to the floor)?
- If it is a sub-panel, are the grounds and neutrals separated and the bond screw removed?

Insulation:

- Are all plumbing located in outside of the building, non-conditioned attics, crawlspaces, exterior walls, or any other location subjected to freezing temperatures, protected from freezing by insulation, heat, or both?
- Are there proper R-Value insulation installed (R15 in exterior walls, R19 in floors, R38 in ceilings, R13 in basement cement walls)
- Are framed basement walls fireblocked every 10ft?
- Are ALL penetrations through top and bottom plate and to the exterior sealed/fire-blocked?
- Are the seams in the top and bottom plates sealed?
- Are the U-values of windows .35 or better?
- Is the insulation cut to sandwich pipes and wires in walls?
- Is the annular space between framing and windows sealed?

- If using spray foam, have you sent in the certificate provided by the installer to the Building Department?

Building Final:

- Has the Health Department turned in the OP to the office?
- Have you turned in your Duct Leakage Test?
- Do you have your Setback Certification (if needed) turned in?
- Is your limits of disturbance stabilized?
- Is your hot water working?
- Do you have a way to cook food (that is not a microwave)?
- Do all of your water fixtures (toilets, sinks, showers, etc) operating with hot water?
- Are all outlets (lights, receptacles, appliances, fans, etc) operating?
- Are all exterior doors installed with locks working?
- If you have a garage, is the garage door installed?
- Is there at least one outlet per garage bay (if 2-car garage, 1 outlet for each)?
- Are stairways illuminated? If inside, is there a switch at the bottom and top?
- Are all treads at least at least 9" deep
- Are all risers no more than 8.25" tall?
- If there are 4 or more risers (including the last step onto the floor, deck, platform, etc), is there a grippable handrail? Is it 34"-38" tall, measured from the nose of the tread?
- Does your condensate line for your AC drain in an obvious spot that will not cause a nuisance (stairs, walkways, doors, windows, etc)?
- Are all gas lines labeled?
- Are the shutoff valves and cleanouts accessible?
- Do all appliances work?
- Are all HVAC supply grills installed?
- Are all receptacle covers installed?
- Are guardrails at least 36" tall, with spacing between pickets not more than 4"?

- Are all smoke detectors interconnected?
- If required, is there carbon monoxide monitors outside of each bedroom and on each level?
- Are all outlets in bedrooms on Arc-Fault breakers?
- Are all breakers labeled?
- Are all breakers the same make as the panel?
- Are all penetrations on the exterior sealed?
- Do all windows have screens installed (if a whole house exhaust system is not installed)?
- Is there a programmable thermostat installed?
- Are at least 75% of all lights energy efficient?
- Are all appliances in garage protected from vehicular impact?

Deck Framing:

- Is your post to beam connection allowed per code (through-bolts or other approved method? Ledger-Loks are NOT approved
- Is your ledger connection per manufacturer's connection schedule or per code (Figure R507.2.1(1))?
- Do you have your Lateral Tension Device installed?
- Are your joists, beams, and posts installed per approved plans?
- Are all approved mechanical connections in place (hangers, ties, post caps, etc)?
- Are you 4x4 posts NOT notched?

Deck Final:

- Are all guardrails at least 36" high?
- Can your guardrails withstand 200lbs of pressure, applied from any direction?
- Is the spaces between your guardrail pickets and your sweeping space (space between bottom guardrail and deck) less than 4"?
- Are your stair risers and treads installed per code?
- If using 4 or more risers, do you have a grippable handrail installed? Is it 34-38" high, measured from the nose of the tread?

Are all new outlets energized and working?