



**COUNTY OF LOUISA**  
**COMMUNITY DEVELOPMENT**  
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## **Inspection Explanations**

## New Single Family Dwelling Inspection Procedure

1. Footing Inspection: Footings can be inspected by a Louisa County Building Inspector or an approved 3<sup>rd</sup> Party Inspection Firm. Must be called in before the footings are poured. Inspectors look for depth, width, and firmness of the soil bed. (\* Footings that have been designed by an engineer or Registered Design Professional shall be inspected by the design engineer or an approved 3<sup>rd</sup> Party Inspection Firm.\*)
2. Foundation/Wall/Slab: Foundations, Poured Walls, and Slabs can be inspected by a Louisa County Building Inspector or an approved 3<sup>rd</sup> Party Firm. Inspectors look for placement on the footing itself, and additional reinforcement called for in the building plans, sill plate anchor placement, any thickened areas or spread footings, and any other conditions stated in the building plans or the Statewide Virginia Residential Code. (\*Foundations, Poured Walls, and Slabs that have been designed by an engineer or a Registered Design Professional shall be inspected by the design engineer or an approved 3<sup>rd</sup> Party Inspection Firm.\*)
3. Drain Tile/ Waterproofing: Drain Tile/Waterproofing inspection can be inspected by a Louisa County Building Inspector or an approved 3<sup>rd</sup> Party Firm. Inspectors look for gravel depth, drain tile placement, filter paper, and that the foundation has been properly waterproofed by approved means.
4. Foundation Survey: If you are required to provide a Foundation Survey, the Foundation Survey must be submitted to and approved by the Community Development Department before anymore inspections will be scheduled.
5. Groundworks Plumbing: Groundworks Plumbing can be inspected by a Louisa County Building Inspector. Inspectors look for an appropriate fall in the DWV pipes, a test on all DWV installed with a 5ft column of water pressure. Air pressure is not permitted unless approved ahead of time by the Building Official. \*(An approved 3<sup>rd</sup> Party Inspection Firm may be authorized to do Groundworks Plumbing Inspections with specific approval from the Building Official, before the inspection is conducted.)\*
6. Framing, Electrical, Permanent Service, Mechanical, and Plumbing Rough-Ins: Rough-IN inspections and the Permanent Service Inspection will be inspected by a Louisa County Building Inspector ONLY. Inspectors will check all floor, wall, roof construction, and all trade work to ensure they match plans, specifications, standards and applicable building codes. All DWV must be filled with a test of 5' water column pressure and waterlines must hold a test of at least 80 PSI.
7. Insulation: Insulation will be inspected by a Louisa County Building Inspector ONLY. Inspectors will check insulation's R-values and installation, fire-blocking, and sealing of penetrations through top and bottom plates, and to the exterior. If using foam insulation, the certificate that the installation company provides you must be provided before Final Inspection.
8. Operations Permit (OP): Before a Final inspection can be scheduled the Building Department will need the Operations Permit from the Virginia Department of Health (VDH). (\*A FINAL INSPECTION WILL NOT BE SCHEDULED WITHOUT THIS DOCUMENT\*)

9. Setback Certification: If you are required to provide a Setback Certification, the Setback Certification must be submitted to and approved by the Community Development Department before a Final inspection will be scheduled. Setback Certifications are required when the structure is within 20ft of the required setbacks for that particular plot of land. This differs from the Foundation Survey because it accounts for any overhangs or additional structures that may jut out from the foundation.
10. Duct Testing Report: A Duct Testing Report will be required to be submitted to and approved by the Community Development Department before a Final inspection will be scheduled. (Usually conducted and provided by the HVAC contractor or a Duct Testing Firm.)
11. Final/Final E&S Inspection: Final inspections will be inspected by a Louisa County Inspector ONLY. Inspectors will do a complete check of the completed house to ensure everything installed follows the Statewide Virginia Residential Code. Inspectors will also check to ensure that all previously disturbed soil is now stabilized to minimum standards set forth in Virginia's Erosion and Sediment Control Handbook.
12. Certificate of Occupancy: A Certificate of Occupancy will be granted when all of the above required Inspections, 3<sup>rd</sup> Party Inspection Reports, Foundation Surveys, OP, Setback Certifications, and Duct Testing Reports have been submitted and approved.

PLEASE NOTE: Descriptions of what inspectors look for is a general idea and not an exhaustive list.

\*Friendly Reminders\*

- Post your permit on-site where it can be seen from the road. If the permit is not posted or found on-site at the time of inspection, your inspection will FAIL.
- Keep your Louisa County stamped and approved plans on-site for all inspections. If the plans are not on-site at the time of inspection, your inspection will FAIL.
- Make sure you have everything you need for the (VDH) Virginia Department of Health, regarding your well and septic. Ensure that the VDH has approved your OP and that the Community Development Department has received the OP before you try and schedule a FINAL inspection. \* As of July 1, 2021 the (OP) Operations Permit is required before a FINAL inspection will be scheduled.\*
- Ensure to have your Duct Testing Report submitted to the Community Development Department. The Virginia USBC gives you (2) different methods to achieve this, (1) is the Rough-in Test, which is done during the rough-in stage and (2) is the Post Construction test, where the test is done at the FINAL stage of construction. If using the Rough-in Test option, the Mechanical Rough-in Inspection must be passed before the Duct Leakage Test. \* As of January 25, 2021 all new single family dwellings are mandated to have a Duct Air Leakage Test, and the report is required to be submitted to the Community Development Department before a FINAL inspection will be scheduled.\*
- Erosion and Sediment (E&S) Inspections will be scheduled periodically during

construction by the Community Development Department. Ensure to have all silt fencing and any other measures that need to be done for E&S complete and maintained during the construction process, starting at the Footing Inspection.

- Schedule your inspections by calling (540)967-3430 before 4pm the day before you need the inspection or earlier. **\* Most of the time we can schedule next day inspections, there are some instances where the inspection schedule is full for the next day. In this case your inspection will then be scheduled for the next available business day.\***

- To receive an estimated time for your inspection, call (540)967-3430 starting at 8:30am the day of your inspection and our Technical Assistants will be able to give you a 2-hour window of when the Building Inspector intends to arrive. **\* All times are tentative, and may change over the course of the day\***