

POWHATAN COUNTY REQUIRED INSPECTIONS

County stamped "Approved" plans shall be available on the job site for the inspector's use during all inspections. Request for inspections should be 24 hours in advance. The permit card shall be posted where visible from the road (right-of-way).

THE FOLLOWING INSPECTIONS WILL BE PERFORMED BY A COUNTY BUILDING INSPECTOR and/or EROSION & SEDIMENT CONTROL INSPECTOR:

- **Erosion** – Erosion and sediment control measures should be in place and ready to inspect. Approval is required prior to requesting a footing inspection.
- **Footing** – The footing inspection will not be scheduled until the required Certification of Building Setbacks has been submitted and approved. Call following excavation and installation of bulkheads, rebar, and grade stakes or leveling strings. (Note: Concrete shall have a minimum compressive strength of 2,500-psi after curing 28 days.)
- **Foundation** – The interior of the foundation is to be leveled to finished grade and cleared of organic material. Type M or S mortar is required for basement and foundation wall construction. In multi-wythe walls, ties shall be rectangular shaped wire ties for hollow block or Z ties for solid block. A separate **projection inspection** prior to placement of any backfill is required if the top of the footing will have more than 24 inches of backfill cover **or** if there is a **transition course**, which would require an inspection.
- **Stem Wall / Re-Bar/Poured Wall-** Required when applicable. When required, re-bar must be in place and inspected prior to concealment, this may require more than one inspection depending on the complexity of the specific foundation. Basement re-bar for poured walls must be inspected prior to concealment, grouting of basement walls will require inspections.
- **Foundation Waterproofing/ Dampproofing and Drainage** – Call prior to backfill. Waterproofing membrane shall extend from the top of the footing to the finished grade. Drains shall be provided around all foundations that enclose habitable or usable spaces below grade. Refer to Section R406 (2006 Virginia Residential Code) for minimum requirements. Foundation drains shall discharge to a daylight opening or other approved drainage system.
- **Floor Slabs** – (including garage floors) - Call following placement of vapor barrier and reinforcing wire, rebar or perimeter insulation where required. All porch, steps, carport and garage floor slabs require 3,500-psi air-entrained concrete. Minimum 3.5 inch thick concrete required for slab-on-ground floors with fill material being free of vegetation and foreign material, the fill depths shall not exceed 24" inches for clean sand or gravel and 8 inches for earth per Section R506 (2006 Virginia Residential Code).
- **Veneer** – Call after application of exterior sheathing and before siding or masonry veneer is applied. All windows and doors shall be installed with openings properly flashed to prevent water infiltration. This shall include sill flashing for door openings where exposed to the weather. For exterior masonry veneer, flashing shall be located beneath the first course of masonry above the foundation wall or slab and at other points of support, including structural floors, shelf angles and lintels when masonry veneers are designed in accordance with Section R703.7. Weep holes are to be located immediately above the flashing. Braced walls must be installed per the approved set of plans, indicating location, attachment (nailing) and hold-downs when required. When installing continuous OSB, the panels must be nailed per the fastening schedule of the code and the corners overlapped. When using the portal frame method (APA), all hold-downs, straps, continuous headers and nailing requirements must be completed. All non-structural sheathing must be nailed or stapled per code and nail heads or staple crowns must not penetrate the sheathing surface.
- **Framing, Electrical, Plumbing, Mechanical and Gas Rough-ins** – Please group these rough-in inspections together since Powhatan County inspectors are certified combination inspectors. Insulation and any other concealment cannot be made before the following inspections are obtained:

- ❖ **Framing inspection-** All sub-trade inspections must be scheduled or completed. The building must be dried in (roof shingled, windows installed, etc). All structural components, their sizes, spans and attachments must be inspected for code compliance. Doors and windows must meet minimum code compliance (at least one side hinged exit door 3 feet wide by 6 feet-8 in. high). Windows in all sleeping rooms must have a net clear opening of 5.7 square feet (only 5 square feet if the floor of the room is at grade level), the window sill shall not be greater than 44” above the finished floor. All windows in hazardous locations must be safety glazed. All framing must be in accordance to the approved plans on site, if not, plans must be amended to reflect the changes. Fireblocking must be in place. Stairs must be installed, the maximum rise shall be 8-1/4” with the minimum tread depth being 9”. Open risers are permitted provided the opening between treads does not allow passage of a 4” diameter sphere. Attic areas must be ventilated. Any attic area of at least 30” in height must have an access opening of 22” x 30”.
- ❖ **Electrical inspection-** Outlets are to be “made up” ready for installation of devices (do not install devices or any concealing materials). Wiring must be secured and fill for boxes must be per the N.E.C.. If for a new service, the panel must be installed, the grounding electrodes in place, the grounding electrode conductor secured in the panel and to the electrodes, the service entrance cable connected to the panel and extended to the meter base, at least one breaker for a gfcı receptacle installed and the meter base must be secured to the outside of the structure to obtain a power release from the utility company. This is a partial list of what will be inspected.
- ❖ **Plumbing inspection-** Pressure tests are required on all supply and DWV systems at time of inspection. A pressure test gauge is to be installed on the plumbing supply system and gas lines to verify test (60 psi minimum for copper or CPVC water supply, 100 psi for polybutylene type (PB) pipe and 10 psi for gas piping, DWV systems shall be filled with water to highest vent outlet or by a 5 psi air test.) Protective shield plates (min.0.062 inch thick/ 1.6mm steel) are to be installed in concealed locations where piping, other than cast iron or galvanized steel, is installed through holes or notches in studs, joists, rafters or similar members less than 1.5 inches from the nearest edge of the member. Plates shall cover the area of the pipe where the member is notched or bored and shall extend a minimum of 2 inches above the sole plate or top plates. This is a partial list of what will be inspected.
- ❖ **Mechanical inspections-** All equipment and duct system prior to concealment.
- **Erosion #2** – Verification that erosion control measures are being maintained.
- **Insulation** – All holes bored for wire, pipes, etc., that connect wall cavities with unheated attic or crawl space shall be sealed including interior and exterior walls, top and bottom plates. Gaps around window and door frames are to be “chinked” with insulation or otherwise sealed. Minimum Insulation: R-13 Walls, R-19 Floors, R-38 Flat Ceilings, R-30 Sloped Ceilings (not more than 25% of total ceiling area), R-10 Basement Walls (finished basements or unfinished when floor insulation is omitted), R-5 (1” x 24” styrene foam) perimeter insulation for Concrete Slabs in conditioned space.
- **Fireplace Throat** – Call at completion of fireplace smoke chamber and parging, but prior to setting first flue liner.
- **Final Erosion** – Seed & straw should be in place and silt fence will remain in place until stabilization is achieved in accordance with Va. Department of Conservation’s Erosion & Sediment Control Handbook.
- **Final** – Call at completion of all work covered by the permit but prior to any use or occupancy of the building, unless approved by the Building Official. Prior to issuing a Certificate of Occupancy, the applicant must furnish this office a copy of the well and septic system final approval from the Powhatan Health Department. Any questions concerning testing or system approval should be directed to the Health Department at 598-5680.