

Inspection Types and Timing

Upon Successful submission and approval of a Building or Trade permit, some number of, or all of these Inspections are required to be passed in order to complete your permit obligation and obtain a Certificate of Occupancy or Certificate of Completion. Below is an explanation and the order in which they are conducted and what the requirements of each are:

Footing

The inspection of the trenches or holes after excavation and all grade stakes, reinforcing steel and supports are in place and appropriately tied and all necessary forms are in place. It will be Inspected for depth, soil suitability and either engineering or code requirements

- This Inspection needs to be conducted before the pouring or placement of concrete.

Foundation

The Inspection of all foundation supports, projection of footing, waterproofing, crawl space leveling, ground clearance and positive drainage,(if required). As a Pre Requisite to scheduling a Foundation Inspection Carrboro Zoning Requires submittal and approval of a foundation survey. The foundation Inspection must be completed prior to the start of framing.

- This Inspection can be done all at one time if all parts of the foundation supports , waterproofing, and positive drainage are installed and trenches are open for inspection
- The Foundation Inspection can be segmented into partial inspections with no extra fee if they are requested as optional Partial Foundation Inspections please indicated which part you would like looked at i.e. Projection, Waterproofing etc. when scheduling, doing this may be advantages for site progress and safety as back filling and floor framing can begin sooner.

Under Slab

This Inspection will be conducted when all materials and equipment that will no longer be accessible after concrete is poured are installed. It may also contain parts of the rough inspections for plumbing , electrical and mechanical as there could be pipes , conduit or other things that will be below the concrete beside gravel , insulation ,vapor barrier and depth requirements that need to be verified prior to concrete either under building code or engineering requirements.

- The Under Slab Inspection can be conducted as one inspection or can be segmented into Partial Inspections with no extra fee If they are requested as either Partial Rough In (Trade Specific) requests or Partial Slab , please Indicate what portion of the partial you would like to have inspected while scheduling .

Building Framing

Framing Inspections shall be made after the roof (excluding permanent roof covering) wall, ceiling and floor framing is in place, appropriate blocking, bracing and fire stopping has been installed and all rough in inspections are approved. Additionally roof, chimney and door flashing , chimneys and vents , insulation baffles and Insulation in areas that will be covered by air barrier material in tub ,shower, fire place units or other, should be inspected as part of the framing as they will not be visible later. If there are any portions of the building that were built under engineering instead of under the NC Building code (such as use of LVL or steel or engineered repair) the sealed engineering documents will be a requirement to satisfy completion of this inspection.

- The Framing Inspection can be conducted as a whole or may be segmented into Partial Inspections at no extra fee if requested as optional Partial Framing Inspections .Doing a series of partial framing Inspections can allow site progress to be advanced in certain areas without satisfying the complete Inspection requirements. These can be separated into pieces such as: open floor framing, pre siding sheathing and flashing, fire proofing etc. at the point that a portion is passed by the code official that portion may move forward i.e. wall framing on floor systems, siding, windows and doors installed, permanent roof covering installed etc.

Rough In

Rough In Inspections shall be conducted when all parts of the building framing and any parts of the electrical, plumbing, fire protection and mechanical (heating, cooling and ventilation) systems are installed as they are prescribed by the technical codes that will not be visible at final inspections but before any wall, ceiling finish, or insulation is installed that would prevent access to inspection. This inspection shall include but not be limited to: Electrical boxes for grounding and sizing, electrical conductors for sizing, protection, and appropriate use of, and installation method Per NC Electrical code. Plumbing pipe size and type for both potable and DWV to be tested by water or air pressure per NC plumbing code and manufacturer for proper installation and protection. Mechanical ducting for conditioned air or ventilation, placement, distance to combustibles, sizing, sealing and insulating per NC mechanical and fuel gas codes.

- The Rough In Inspections can be conducted as a whole or separated into their Independent Pieces at no extra fee if requested as Partial Electrical Rough, Partial Plumbing Rough and/or Partial Mechanical Rough. Furthermore they can separated within their trade categories such as Electrical Underground, or a pressure test of gas pipe for a mechanical or plumbing rough or in the case of a large or complicated project they can be separated by building location i.e., corridor only or above ceiling or under slab to allow a builder the opportunity to not gate the progress of a build by having all parts open for Inspection .Please specify what portion(s) will be ready for inspection when scheduling.

Insulation

Insulation Inspections shall be made after Framing and Rough Ins have been approved Permanent roof covering is installed and Insulation and vapor retarders that will not be viewable at final inspection are in place but before any wall or ceiling covering is applied.

Fire Protection

Fire protection inspections shall be made in all buildings where any material is used for fire protection purposes, this Inspection shall be conducted after all fire protection material are in place and need to take place prior to Insulation.

Fire protection Inspections are typically performed on commercial structures only and is required in addition to any special inspection as listed in Chapter 17 of the North Carolina Building Code

Final Inspections

Final Inspections shall be conducted when all of the work prescribed under the technical codes has been finished. This inspection shall include but not be limited to : Installation of any and all: electrical devices, equipment and cover plates and clear identification of breakers, all plumbing fixtures and equipment and the performance and leak test of Supply piping , Distribution piping , DWV, and gas piping and all mechanical and ventilation equipment installed, duct seal test results, Thermostat and duct detectors (if applicable) Building address displayed, final wall / ceiling coverings in place and finished , hand rail and guard rails in place and any final insulation, also to find this inspection to be finished any final engineering documents as well as termite treatment paperwork, Energy Certification Documents and if any other requirements were set forth by the zoning department as provision of the permit, they must be satisfied in order to obtain final approval and receive either a CO or certificate of completion

- The Final Inspections can be performed as a whole or can be conducted in its individual trade sections at no extra fee as a voluntary request of partial Final. These would be Final Electrical, Final Plumbing, Final Mechanical and building Final. The separation of these as partials can allow the inspection of work as it is finished, however a building final is dependent on the completion of all trade work finals prior to a building inspection.

Inspection Requests

It shall be the duty of the Permit holder or their agent to notify the Inspections department when work is ready for inspection, and to provide access to and means for inspection of the work covered under their permit and required by NC building Codes. These Inspection requests will be accepted via The Online portal which the permit was applied through or by contacting the Inspection department at (919) 918-7336. Most Inspections can be accommodated with a minimum of a 24 advance request as long as it is requested on or for a regular business day, during the operating hours of the inspections department. Special Inspections with regard to timing or day of week outside of normal business hours can be requested but usually have additional cost requirements.

Approval Required

Work shall not be done past the point indicated in each successive inspection, without first obtaining the approval of the code enforcement official. The code enforcement official, upon notification shall make the requested inspections and shall indicate the portions of the construction that are satisfactory as completed or shall notify the permit holder or agent that the work fails to comply with the technical codes. The code enforcement official shall identify code violations and when requested shall identify the specific sections of the technical codes that the work is deficient under. Any work that does not comply shall be corrected and shall not be covered or concealed until authorized by the code enforcement official and considered complete.