

**OUTLINE OF MINIMUM REQUIRED INSPECTIONS (COMMERCIAL)
PER THE REQUIREMENTS OF THE ICC BUILDING CODE AND PA UCC**

THE FOLLOWING LIST, WHILE NOT ABSOLUTELY COMPLETE, IS A FAIR REPRESENTATION OF THE INSPECTIONS REQUIRED FOR A CERTIFICATE OF OCCUPANCY FOR A NEW COMMERCIAL BUILDING UNDER THE PENNSYLVANIA UNIFORM CONSTRUCTION CODE.

This list is the MINIMUM inspections required. Depending on design and job conditions, additional inspections may be REQUIRED. When in doubt, call the inspector.

STRUCTURAL & SPECIAL INSPECTIONS

AS DEFINED BY IBC CHAPTER 17 AND AS REQUIRED BY THE BUILDING CODE OFFICIAL. A LIST OF SPECIAL INSPECTORS IS REQUIRED FOR PERMIT APPROVAL.

CONCRETE

FOOTINGS, POURED IN-PLACE WALLS, SLABS AND GRADE BEAMS – PRIOR TO POURING CONCRETE; FORMS AND REINFORCING STEEL MUST BE IN PLACE WITH PROPER CLEARANCES. SOILS AND CONCRETE TESTING MAY BE REQUIRED.

WATER SERVICE PIPING INSPECTION AND TEST

ON THE BUILDING SIDE OF THE WATER METER OR METER PIT.

FOUNDATIONS

INSULATIONS, DAMPPROOFING OR WATERPROOFING IN PLACE PRIOR TO BACKFILLING.

UNDERGROUND PIPING

UNDERGROUND/UNDER SLAB SEWER LATERAL, WATER SERVICE INSPECTION AND TESTS – PRIOR TO CONCEALMENT.

HYDRANT FLOW TEST

VERIFY WATER FLOW AND PRESSURE FOR FIRE SPRINKLER DESIGN.

UNDERGROUND FIRE SERVICE PIPING

HYDROSTATIC TEST AND FLUSHING – PRIOR TO CONCEALMENT AND PRIOR TO CONNECTION TO THE ABOVE GROUND SPRINKLER PIPING.

ABOVEGROUND FIRE SPRINKLER PIPING AND STANDPIPE

HYDROSTATIC TESTING (AIR AND/OR WATER).

ELECTRICAL INSPECTIONS

SERVICE, UNDERGROUND/SLAB, ROUGH WIRE AND FINAL

PLUMBING

ABOVEGROUND DRAIN WASTE VENT (DWV) PIPING AND FIXTURES, WATER DISTRIBUTION PIPING AND GAS PIPING INSPECTIONS AND TESTS – PRIOR TO CONCEALMENT.

MECHANICAL

MECHANICAL EQUIPMENT AND HVAC DUCT ROUGH-IN – PRIOR TO CONCEALMENT.
INSPECTION AND TESTING OF ANY COMMERCIAL KITCHEN HOOD, EXHAUST/MUA DUCT AND FIRE SUPPRESSION SYSTEMS.

STRUCTURAL FRAMING

EXTERIOR STRUCTURAL ENVELOPE AND INTERIOR MEMBERS – PRIOR TO CONCEALMENT BY INSULATION, DRYWALL OR OTHER MATERIALS.

FIRE ALARM SYSTEM

FINAL ACCEPTANCE TEST OF ALL EQUIPMENT, WIRING AND DEVICES INCLUDING VERIFICATION OF SIGNALS THAT ARE TRANSMITTED TO AN APPROVED CENTRAL STATION.

AUTOMATIC FIRE SPRINKLER SYSTEM FINAL

INCLUDING THE INSPECTOR'S TEST CONNECTION AND MAIN DRAIN TEST.

ZONING/SALDO

FINAL INSPECTION OF ALL SITE IMPROVEMENTS BY THE PLANNING AND ZONING DEPARTMENT.

FINAL FOR C OF O

FINAL BUILDING, PLUMBING, ELECTRICAL, MECHANICAL, FIRE PROTECTION SYSTEMS INSPECTION PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY.

Permit inspections, a minimum of one (1) day (24 hours) in advance for all, provided time is available. Inspections are scheduled on a first come, first serve basis, so plan accordingly to obtain a desired inspection time.

If the work to be inspected is not ready at the time of a scheduled inspection, a FAILED inspection report shall be issued and fees must be paid for the failed inspection before further inspections shall be scheduled.

The Fire Code Official shall be notified a minimum of two (2) days in advance of all tests performed on all Fire Protection Systems.