

# Oconee County Code Enforcement Department

BUILDING INSPECTION PROCESS FOR RESIDENTIAL CONSTRUCTION

**Call 706-769-3907 for Inspection**

**Have permit number ready when calling**

**EROSION & SEDIMENTATION CONTROLS SHALL BE INSTALLED AND MAINTAINED AT ALL TIMES**

## FOOTING, FOUNDATION, WALL INSPECTION

Made after all trenches are excavated or formed and all footings or basement wall steel is in place. Mobile homes shall be inspected when on foundation and tie-down straps are installed but before skirting is on. Modular home footings and poured walls shall be inspected before placing concrete.

## POOLS

All pools in a subdivision must have a setback inspection. All pools, except metal walled and steel reinforced concrete pools, shall have an "equipotential bonding grid/electrical bonding" inspection. All pools shall have a gas pressure test, if applicable.

## SLABS AND SLAB PLUMBING INSPECTION

In-slab waste line shall remain uncovered until tested and inspected with a minimum of 5 p.s.i. air pressure or 10 ft. column (head) of water above the highest fitting. After slab plumbing has been approved the *basement* or monolithic slab shall be inspected before placing concrete. **LIFT STATIONS ABANDONED FOR FUTURE USE NEED NOT BE INSPECTED.**

## ROUGH INSPECTION

### **ALL PERMITS MUST BE PAID BEFORE ROUGH INSPECTIONS CAN BE SCHEDULED**

All inspections shall be made prior to installation of insulation after electrical, plumbing, gas and mechanical rough installations are complete; all framing complete including installation of windows, exterior doors, fire-blocking and caulk and all bracing; roof complete and pre-fabricated fireplace set, vented through roof and capped. All gas lines shall be installed, tested and inspected with a minimum of 10 p.s.i. air from the house stub-out at the meter location to all appliance cut-off valves.

### ELECTRICAL INSPECTION

#### **DONE AT ROUGH INSPECTION**

Electrical panel set in place; all wiring installed and terminated in boxes or fittings; service cable installed; all splices and taps made and wire fastened or stapled; smoke detector wires looped and in place.

### PLUMBING INSPECTION

#### **DONE AT ROUGH INSPECTION**

Waste line, water piping and vents installed, braced and strapped as required; pressure reducing valves and water hammer arrestors installed; nail guards installed; all tubs, showers and toilets will be plumbed.

### MECHANICAL INSPECTION

#### **DONE AT ROUGH INSPECTION**

All ducting and other concealed components are complete; boot stackheads in place; furnace vents roughed-in; thermostat wire in place; bath fans vented; gas line pressure tested.

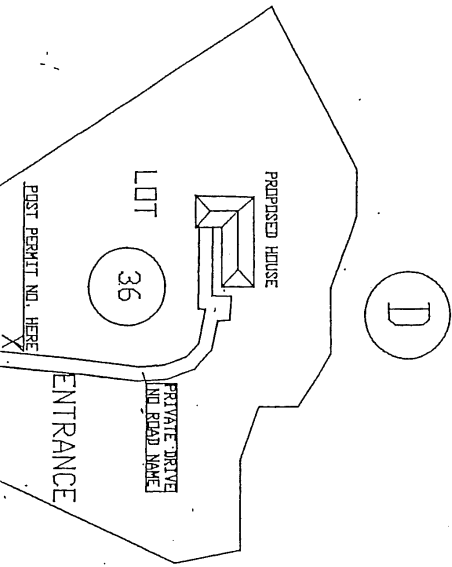
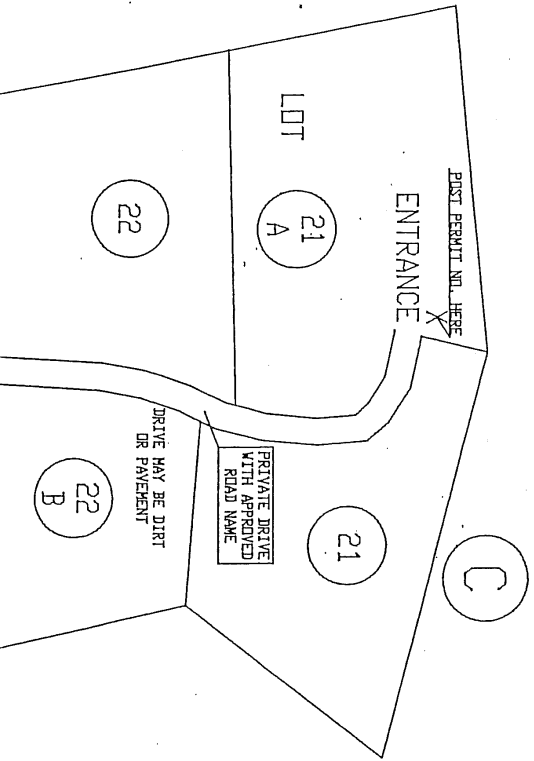
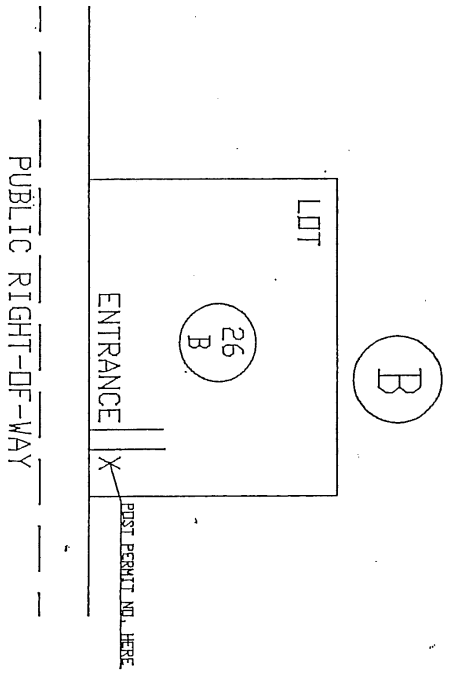
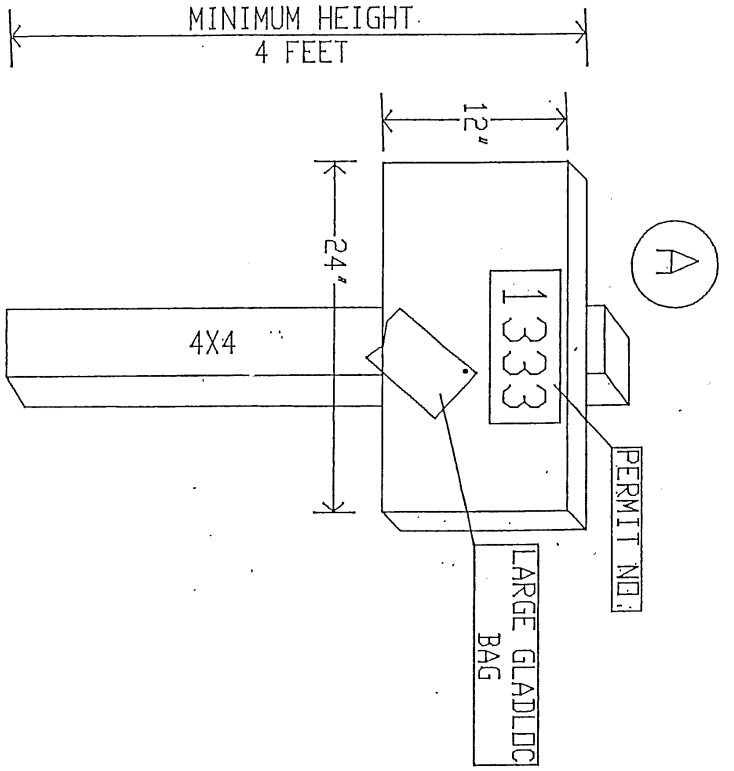
## FINAL INSPECTION

Made after building is complete; all electrical fixtures are in place and properly connected or protected; all plumbing fixtures are in place and properly connected; mechanical system is in place and properly connected; smoke detectors installed; gas line pressure test complete; interior and exterior is complete; landscaping complete including grass, sod and trees or erosion control measures are in place; sidewalk installed at the street (if required); building is ready for occupancy with all "permit holds" released (if any).

**\* A CERTIFICATE OF OCCUPANCY MUST BE ISSUED PRIOR TO OCCUPYING THE DWELLING \***

**There is a \$50 fee for ALL CO's or LOC's**

Mobile homes shall have all skirting and all decks and porches installed. Modular homes shall be complete with all systems operating and house ready to occupy. Pools shall be inspected after all fences have been installed and all equipment is operating.



PAVED OR DIRT ROAD  
PUBLIC RIGHT-OF-WAY

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