

Borough of Pitcairn

RESIDENTIAL INSPECTION PROCEDURES

ALL INSPECTIONS ARE TO BE PERFORMED BY PLANS EXAMINERS INC. FOR INSPECTIONS CALL (412) 787-1510 OR VISIT: <http://plans-examiners.com/> TWO BUSINESS DAYS BEFORE THE REQUESTED INSPECTION.

BUSINESS HOURS ARE: MON.- FRI. 7:30 AM – 4:30 PM (Excluding holidays)

ALL APPLICABLE INSPECTION PROCEDURES SPECIFIED BELOW MUST BE ADHERED TO:

1. FOOTING INSPECTION: Is to be performed after footing is dug, chairs and rods are in place, and **before** concrete is poured. Depth to a minimum of 36” on undisturbed soil or approved inspected geotechnical reports must be provided to the inspector. No standing water, and slope of base not to exceed 10%. No debris in footing. Footing must be excavated or formed to conform with the approved drawings. We will verify the minimum depth, width and thickness of the footing along with the required reinforcement.

2. FOUNDATION INSPECTION/PRE-SLAB ENERGY: Is to be performed before framing begins and before backfill is installed. Cleanouts, foundation and roof storm drains must be in place; foundation coatings applied, anchor bolts and top plates must be installed and under-slab insulation is in place.

3. UNDER-SLAB INSPECTION: Is to be performed prior to the pouring of concrete and after the base course or sub-base is properly prepared, the vapor barrier is in place and reinforcing materials such as rebar or wire mesh are properly positioned. If hydronic piping is installed, a pressure test must be observed by the inspector prior to concealment of such.

4. MECHANICAL ROUGH-IN: Is to be performed after the roof, framing, fire blocking, and bracing are in place and all ducting and other components that are to be concealed are complete. This inspection is required before the installation of any insulating material, wall or ceiling membranes.

5. PLUMBING ROUGH-IN: Is to be performed after the roof, framing, fire blocking, fire stopping, and bracing are in place and all sanitary and water distribution piping is roughed-in. This inspection is required before the installation of any insulating material, wall or ceiling membranes. Contact Allegheny County Health Department- Plumbing Division.

6. ELECTRICAL ROUGH-IN: Is to be performed after the roof, framing, fire-blocking, fire-stopping, and bracing are in place and all wiring and other components to be concealed are complete. This inspection is required before the installation of any insulating material, wall or ceiling membranes.

7. FRAMING: Is to be performed after all rough framing is completed including all interior partitions, fire blocking and permanent bracing is in place. All mechanical, plumbing, and electrical rough-in must be completed and inspected. No work may be concealed with insulation or wallboard at this point. At this time we will be looking at accessible doorway openings and to insure all support blocking is in place.

8. ENERGY: Is to be performed after all interior rough-ins, framing, and insulating systems have been installed. Insulating materials and draft-stopping must be in place and be of an approved method and be inspected before any wallboard is installed.

9. WALLBOARD: Is to be performed after all wallboard is installed and prior to taping or treatment of joints or screws.

10. FINAL INSPECTION: Will be made only after all items pertaining to the building permit issued have been completed. These items include, but are not limited to:

- A. General building
 - Interior and exterior finish
 - Egress
 - Final grading
 - Site plan compliance
 - Roofing materials/flashing
- B. Electrical work
- C. Plumbing work
- D. Mechanical work
- E. Accessibility work (if applicable)

WARNING: IT IS THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER PERFORMING THE WORK TO CONTACT THE INSPECTOR WITHIN THE TIME STATED ABOVE. FAILURE TO SCHEDULE THE INSPECTION OR WORK DONE WITHOUT INSPECTIONS WILL BE SUBJECT TO REMOVAL. INSPECTION NOTIFICATION LESS THAN THE TIME STATED ABOVE, OR REQUESTED EVENING OR WEEKENDS, WHEN AVAILABLE, WILL BE SUBJECT TO AN ADDITIONAL FEE OF \$75.00 PER INSPECTION REQUESTED. AN OCCUPANCY PERMIT WILL NOT BE ISSUED UNLESS ALL INSPECTIONS HAVE BEEN MADE BY THE CODE OFFICAL.