

INSPECTION SCHEDULE FOR NEW CONSTRUCTION

All applicable inspections listed below are MANDATORY

1) FOOTINGS / POSTS: Are to be placed on undisturbed soil, a minimum of 42" deep, formed on both sides of the concrete with 2 by X lumber, as deep as the block width and twice as wide as block width. Forms are to be squared and leveled to fit the structure. Footings to be stepped where necessary to change the elevation of the top surface of the footings and shall not have a slope exceeding one unit vertical in 10 units horizontal (10%). Rebar is to be installed per ACI specs, each bar to be aligned under edges of block. Rebar is to be located one-third up from bottom of the forms and supported on chairs or wire-tied to the forms. Overlaps are to be a minimum of 24" and tied on both ends. **CALL FOR INSPECTION BEFORE ORDERING CONCRETE OR FILLING POST HOLES.**

2) FOUNDATION: Foundation wall including sill plate, anchor bolts (10" in length, 6' on center and 12 inches from the end of any section of sill plate), waterproofing, drainage tile and exterior insulation **BEFORE BACKFILLING.**

3) FRAMING & FIRE-BLOCKING: Vertical and horizontal fire-blocking after electrical, plumbing and HVAC rough-ins and **BEFORE INSULATING OR ENCLOSING.**

4) CHIMNEYS & FIREPLACES : To be inspected **BEFORE ENCLOSING.** Must be approved before insulation or gypsum is applied. All heating devices are to comply with Manufacturer's specs.

5) ELECTRICAL & PLUMBING: Rough-in electrical and plumbing inspection is required **PRIOR TO INSULATION OR DRYWALL.**

6) AIR SEALING OF BUILDING THERMAL ENVELOPE TO LIMIT AIR INFILTRATION IN THE FOLLOWING AREAS: All joints, seams, and penetrations; site-built windows, doors and skylights; openings between window and door assemblies and their jambs and flashings; utility penetrations, dropped ceilings or chases adjacent to the thermal envelope; knee walls; walls and ceilings separating a garage from conditioned spaces; behind tubs and showers on exterior walls; common walls between dwelling units; attic access openings; rim joist junctions, sill plates, and headers. **THIS INSPECTION IS REQUIRED PRIOR TO INSTALLING INSULATION.**

7) INSULATION: Batt insulation must be inspected **PRIOR TO INSTALLING GYPSUM.** If using blown in or foam insulation in attic or wall areas, vender certification is required. Basement foundation wall must be insulated from the top of the wall down to 10 feet below grade or to the basement floor, whichever is less. All foam insulation must be covered with 1/2" gypsum or other approved thermal barrier.

8) FIRE SEPARATION: Fire separations for attached garages are to be as follows and **must be inspected prior to taping:** 5/8" type X gypsum wallboard on **garage side** of the wall between the garage and the house and 5/8" or 1/2" type X gypsum on the **house side.** Complete coverage to underside of roof deck or entire garage ceiling coverage is required. Where a room exists above the garage all load bearing garage walls are to be covered with 5/8" type X gypsum wallboard and the fasteners on the ceiling are to be 6 inches on center.

9) FINAL BUILDING INSPECTION: Must be performed prior to occupancy or use. FINAL ELECTRICAL, PLUMBING & SEPTIC INSPECTIONS: To be performed prior to final building inspection. Final electrical certificates must be on file in the codes office before scheduling.

AS-BUILT SURVEY: An as -built survey (structure location plotted on final survey by a NYS licensed surveyor) is required for all new homes, projects involving variances and may be required for other projects.

CERTIFICATE OF OCCUPANCY: Must be obtained **BEFORE OCCUPANCY OR USE TAKES PLACE.***

--- CALL AT LEAST 24 HRS. AHEAD TO SCHEDULE INSPECTIONS---

(This is a general inspection schedule and may not include all of the required inspections that pertain to your individual project.)

*If the applicable certificate is not obtained prior to occupancy or use, legal action will be taken as outlined in the Town of Skaneateles Zoning Ordinance. Failure to have a required inspection certified by the Code Enforcement Officer may negate the issuance of a certificate.

FAILURE TO COMPLY WITH THIS INSPECTION SCHEDULE CAN RESULT IN THE ISSUANCE OF A STOP WORK ORDER AND/OR VIOLATION NOTICE.

9/1/2012