



# City of Boynton Beach Building Division

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## RESIDENTIAL INSPECTION REQUIREMENTS

To request an inspection, call 24 hours in advance to (561) 742-6355.

The following is a listing of inspection requirements for residential construction projects. The list is intended to itemize the more common inspections but may not include every required inspection on any given project. Always check with your project inspector for specific details. For purposes of this information, a residential construction project is defined as the construction of a one or two family dwelling. For more information, please contact the Building Division at (561) 742-6350. **SAFETY ON THE JOB IS THE RESPONSIBILITY OF THE PERMIT HOLDER. Prior to all inspections, permits and plans shall be posted in a conspicuous location. Notice of Commencement shall be posted for improvements with a value of more than \$2,500. Temporary sanitary facilities shall be on site.**

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### **SITE INSPECTIONS**

#### **Site Clearing (prior to starting construction)**

1. All tree protection shall be in place.
2. Silt barriers shall be in place.
3. All root and limb pruning shall be completed.
4. All nuisance trees removed.
5. All structures and debris removed.

#### **Driveway Aprons and Sidewalks**

##### *Pre-pour*

1. All construction in the right-of-way shall be inspected before and after placing concrete.
2. Forms shall be in place to proper depth (driveway aprons 6" minimum & sidewalks not in the driveway 4" minimum) and location.
3. Sub grade compacted.
4. No reinforcement is allowed in apron or sidewalk in the right-of-way.
5. Expansion joint material shall be used between apron and curb, at property line and to separate new work from existing. Minimum 1" deep control joint or sawed joint.
6. Refer to City Engineering Standard for additional information.
7. If driveway connects onto a County or State road, permits from those entities are required prior to pouring.

##### *Final*

1. All concrete completed, forms removed, and right-of-way restored.

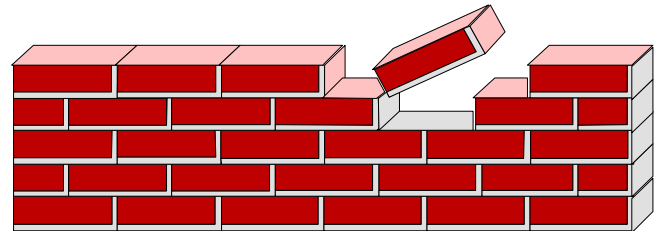
#### **Masonry Fences (walls)**

##### *Foundation*

1. Foundation shall be located on the site as shown on the approved plans.
2. Size of excavation shall be as shown on plans and bottom a minimum of 18" below grade.
3. Reinforcing shall be supported and with minimum number of laps.
4. A tie-in survey may be necessary if distance to property cannot be established.

##### *Tie beam*

1. Tie beam reinforcement shall be in place and formed per the approved plans with fill cell/column cleanout to be clean.
2. Fill cells to have mortar fins or obstructions removed.



#### **Culverts, Manholes, Inlets, Mitered end sections, Headwalls (in right-of-way only)**

##### *Foundation, structure walls, and tops*

1. All reinforcement steel and forms shall be inspected prior to placing concrete.

##### *Culverts*

1. Only material and size as specified on approved plans may be used.

2. Location, and invert elevations shall be as shown on the approved plans.
3. All culverts shall be inspected during placement, before covering, and after completion. Density test shall be performed along both sides of the excavation at the spring line, and over the pipe at one (1) foot intervals.
4. All culvert joints shall be wrapped with filter fabric and banded.

#### **Final Inspections**

1. All required gutters, downspouts, swales, retention ponds, and any other drainage features, sod in place, and site grading as approved on the plans.
2. Driveways, sidewalks, culverts, headwalls, mitered end sections, right-of-way restoration completed, and any other improvements in the right-of-way completed.
3. As-builts and certification by engineer of record is required.

### **BUILDING INSPECTIONS**

#### **Foundation/Footing/Slab Inspection**

1. All trenches shall be excavated and forms erected full depth in accordance with the size(s) and configuration(s) as per approved plans. No earth forms allowed.
2. Area within excavation of forms shall be properly compacted. In place density reports required.
3. The bottom of all foundation/footings, including monolithic pours, shall be a minimum of 12 inches below the finish grade.
4. All concealed electrical, plumbing, and mechanical components shall be completed, tested, and pass inspection before covering.
5. All steel reinforcement shall be in place; and properly sized, spaced, overlapped, proper clearance to earth or forms, and supported properly.
6. Form board tie-in survey shall be provided.
7. Provide certification of soil treatment where required.
8. Vapor barrier and steel reinforcement shall be in place, properly overlapped and supported. Fiber reinforced concrete may be substituted if approved plans give an alternate.

#### **Tie Beam Inspection**

1. Masonry walls shall be complete and reinforcement in place, and properly overlapped and supported.
2. All lintel block shall be installed and/or forms installed in accordance with the size(s) and configuration(s) as per approved plans.
3. All forms shall be properly braced, supported and tightly constructed.

4. All cleanouts shall be provided and the vertical cells cleaned of all debris. Vertical rebar properly lapped and tied.
5. All concealed electrical, plumbing, gas, and mechanical components shall be completed, tested and pass inspection before covering.
6. Fill cell masonry units shall have all mortar fins or obstructions removed within the cells.

#### **Sheathing Inspection**

1. All wall and roof sheathing shall be installed in accordance with the fastening schedule on the approved plans and shall be inspected prior to dry-in.
2. All shiners (nails that miss or stick out of the truss or joist) shall be removed and re-nailed.

#### **Framing Inspection**

1. All concealed electrical, plumbing, gas and mechanical components shall be completed, tested and pass inspection before covering.
2. Provide inspector on site with approved plans and engineered truss drawings, signed and sealed by engineer. Provide two copies.
3. All framing, bracing, **fire blocking**, draft stopping and anchoring devices shall be installed in accordance with the type, size(s) and configuration(s) on the approved plans.
4. Walls, partitions, and floors shall be installed in accordance with the approved plans.
5. Rooms, spaces, corridors and doorways shall be sized and configured in accordance with the approved plans.
6. The structure shall be weather tight and the roof dry-in, windows, safety glazing and doorjamb installed and completed. All required blocking for Security Code should be in place.
7. Fireplace and chimney shall be installed to provide the proper clearances as per manufacturers and code requirements.
8. Every sleeping room shall have emergency egress openings (windows), which shall be sized and installed per code.
9. Attic access and ventilation shall be provided as required.
10. Ground level doors to be 29" clear opening to meet Accessibility Code.
11. Safety glazing installed and properly identified.

#### **Insulation Inspection**

1. Framing inspection approval required before insulation inspection can be performed.
2. All concealed insulation; i.e., batts, blankets, foils, etc. shall be in place, properly fastened and supported in accordance with the approved plans and industry standards.

3. All exterior envelope penetrations shall be caulked and sealed.
4. Baffles or an equivalent method of protecting attic ventilation shall be provided.

### Drywall Inspection

1. Drywall inspection approval required before drywall taping, corner bead, and mudding shall occur.
2. Drywall to be installed and fastened per GA-216 Manual.

### Final Inspection

1. The structure shall be complete and ready for occupancy, or the work for which the permit is required shall be complete. All sub-trade final inspections shall be approved.
2. Smoke detector(s) installed.
3. All stairs, handrails and guardrails shall be installed and complete.
4. Attic crawl space, access and ventilation shall be completed.
5. Attic insulation shall be completed and certificate of insulation bearing the "R" factor displayed.
6. Security Code requirements to be in place and address posted.
7. Soil treatment, insulation certificate, and elevation certificate to be provided to field inspector.
8. Hurricane protection as required shall be installed.

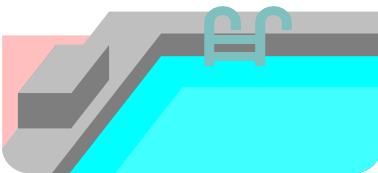
## SPECIALTY BUILDING INSPECTIONS

### Siding Pre-Inspection

1. Pre-inspection required on existing building only **before** the application of siding materials after permit is issued. Repairs to existing framing, sheathing and/or siding shall be complete to maintain soundness and structural integrity of wall.

### Pool Steel Inspection

1. All trenches shall be excavated and/or forms erected in accordance with the size(s) and configuration(s) as per approved plans.
2. All steel reinforcement shall be in place, and properly sized, spaced, overlapped and supported.
3. All concealed electrical and plumbing components shall be completed, tested, inspected and pass inspection before covering.
4. Provide Form Board Survey



### Pool Final Inspection

1. Required ladders or steps in place; pool deck completed.
2. Protective barrier and/or alarms in place that meet the Florida Building Code.
3. Pool filled with water.
4. Building, plumbing, and electrical finals required.
5. Pool equipment secured to slab.

## ELECTRICAL INSPECTIONS

### Under-Slab Inspection

1. All conduits, raceways, grounding, and other components shall be installed and inspected prior to concealing.
2. All openings in conduits shall be sealed.
3. Reinforcing steel to be bonded.

### Rough-In Inspection

1. All conduits, raceway boxes and other components shall be in place and secured to studs and ceiling joists.
2. All panel boxes shall be in place with wiring run into panel and protected.
3. Wiring shall be installed in conduits, raceways, and panels.
4. All wiring joints shall be completed.
5. Electrical rough in shall be approved prior to concealment.

### Electrical Service Inspection

1. Conduit for overhead/underground service shall be properly attached. Weather head shall have rain caps with conductors having proper drip loop.
2. Meter can shall have the service properly grounded.
3. Thru-roof risers shall have a weatherproof boot installed.

### Final Inspection

1. All switches, receptacles, fixtures and devices shall be installed or openings properly closed and wires capped.
2. All panels shall have breakers installed, and have covers installed with all circuits labeled.

### Swimming Pool/Spa Inspection

1. All metal components, deck steel, pool reinforcing and pool enclosure shall be bonded together.
2. One GFI receptacle shall be installed in a location near the pump.
3. Junction box/pool light shall be completed and visible for inspection of bonding to pool lights.
4. Pool electrical inspection shall be approved prior to concealment.
5. Complete pool final shall be approved.

## **MECHANICAL INSPECTIONS**

### **Rough-In Inspection**

1. Secondary drain pan and drain lines installed.
2. Refrigeration lines installed.
3. Attic access, walkway and working platform installed and attic access light installed.
4. Air conditioning and heating duct work installed.
5. Bath exhaust ductwork installed.
6. Dryer exhaust ductwork installed.
7. Range hood ductwork installed.
8. Fire stat (when required).
9. Gas vents to be installed.
10. Combustion air ducts installed.
11. Mechanical closets for attic mounted equipment to be framed in.

### **Final Inspection**

1. Grilles installed.
2. Electrical disconnects installed.
3. Concrete pad for condensing unit. Unit secured to slab.
4. Dryer vent installed.
5. Range hood installed.
6. Refrigerant line cover installed.
7. Gas vents to be connected to appliances.
8. Convenience receptacle and light to be installed for attic installation.
9. Air conditioning and heating air handlers shall be installed.

## **PLUMBING INSPECTIONS**

### **Under Slab Inspection**

1. All underground water and sewer lines shall be installed, and the pipes left uncovered. Thru-slab stub outs shall be in place. All pipes shall be properly supported, installed, tested, and inspected before covering.

### **2<sup>nd</sup> Rough-In Inspection**

1. All pipes shall be properly supported, sleeved, insulated and all water and sewer lines shall have the proper test pressure to check for leaks. All piping shall pass inspection before covering.
2. All tub and showers shall be in place and all drains shall be connected. The fixtures shall be filled to overflow rim for test and pass inspection before covering.
3. All water piping and diverter valves shall be tested at no less than the working pressure of the system or by an air test of not less than 50 psi for systems other than plastic, inspected and pass inspection before covering.

4. All vents shall be installed and shall exit properly through the roof. Six-inch minimum vent stack required above roof membrane.

### **Final Inspection**

1. All fixtures shall be installed and shall be connected to the water and sewer systems in proper working order.
2. All hose bibs shall have a non-removable vacuum breaker.
3. Escutcheons shall be in place. Pipes going through walls shall be properly patched.
4. All inspections have passed up to final stage.

### **Sewer Inspection**

1. All cleanouts shall be properly installed.
2. All piping shall be in place and properly supported. Excavations are to be left uncovered until the inspection is made and passed.
3. Utilities Department shall also inspect the sewer tie-in (2 inspections required).

### **Irrigation Inspection**

1. Backflow preventer rain check shall be properly installed, and piping shall be in place to pass final inspection.

### **Swimming Pool**

1. Rough-In Inspection – The main drain is installed and filled with water. Skimmer shall be installed.
2. Pool Perimeter – Plumbing inspection is an open ditch inspection with exposed pipes, properly tested, inspected and passed before covering. The pool piping is completed and tested at a pressure of not less than 25 pounds.
3. Final Inspection – Pool shall be fully operational.

## **NATURAL GAS INSPECTIONS**

### **Rough-In Inspection**

1. The pressure test on new installations is no less than 1 ½ times the maximum working pressure but no less than 3 psig for ½ hour, properly installed, inspected and passed before covering.

### **Final Inspection**

1. After the fixtures have been set, a manometer test and final should be called before the fixtures are in operation. If any of the fixtures or appliances requires immediate service, then contact your local gas company.