



Building Department

P.O. Box 519, 108 Pennsylvania Avenue
Niantic CT 06357

Phone (860) 691-4114 ~ Fax (860) 691-0351

Building Inspection Requirements

- ❖ Building Official may examine buildings, structures and sites for which an application has been filed.
- ❖ Work must remain exposed until approved. Neither the Building Official nor the Town of East Lyme shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.
- ❖ It is the duty of the holder of the building permit to notify the Building Official when work is ready for inspection. All inspections require at least 24 hours notice. More time may be required during times of high demand.
- ❖ It is the duty of the permit holder to provide means for and access to inspections.
- ❖ At the time of inspection, a copy of the approved plans must be available on site, in addition to any manuals and installation instructions for products and equipment being installed.
- ❖ Scheduled inspections for which the work is not ready, repeatedly failed, or is inaccessible may be subject to a re-inspection fee of \$50.00 which must be paid prior to the re-inspection.
- ❖ The Building Official may accept reports of approved inspection agencies.
- ❖ Please contact the Building Official to discuss inspection requirements for items not mentioned here, such as underground tanks, sewer injectors, etc.
- ❖ Also refer to Sections R109, P2503, E3403, and G2417 of the 2012 International Residential Code (IRC), and Section 110 of the 2012 International Building Code (IBC), Sections 107 of the 2012 International Plumbing Code (IPC) and the 2012 International Mechanical Code (IMC, and the 2012 International Energy Conservation Code (IECC), as amended in the 2016 Connecticut State Building Code for additional requirements.

The following is a list of required inspections:

Retaining Walls – Upon placement of each level of reinforcement, drainage, etc., prior to cover.

Footings & Piers – When forms and required reinforcement are in place. All materials on site, except when ready mixed.

Foundations – When forms are complete and reinforcement, including UFER bonding connection, is tied in place.

Under Slab – Items such as rough plumbing, conduit, radiant heat, insulation, etc., including radon system components (crushed stone, piping and vapor barrier), must be inspected prior to being covered.

Backfill – When footing drains, foundation coating, and any required insulation is complete - prior to backfill.

Structures in a Flood Zone – Elevation documentation by a Registered Design Professional must be provided upon placement of lowest floor, including basement, prior to further vertical construction.

Sheathing/Nailing – Before house wrap or roofing underlayment is installed.

Framing – When framing is complete including masonry, fire-blocking, draft stopping, and bracing, prior to installation of siding and roofing. Electrical, plumbing, and mechanical inspection can be done at this time. Need complete plans including steel and/or engineered lumber report package, truss diagrams and bracing details, etc. available on site.

Window Flashing – Prior to installing windows.

Fireplace Throat – Upon completion of throat and smoke shelf.

Fire and Smoke Assembly Penetrations – Prior to being concealed. Must have installation instructions on site.

Rough Plumbing – When rough plumbing is complete, including installation of nail plates, draft stopping, and framing repaired. Backfilling of ground-source heat pump loop systems tested per Section M2105.1 prior to inspection is permitted. Water test only on plastic drain, waste or vent piping (DWV) (for exemptions due to weather/job conditions, review with inspector. Water or air test on water supply.

Shower Pan – Wet test prior to finish surfaces.

Temporary Electrical – When mounting installed, braced and grounds driven.

Rough Electrical – When rough electrical is complete, including installation of nail plates, draft stopping, and connections in boxes (without devices). May also include electrical service.

Electrical Service Trench – Prior to backfill of trench – warning tape and backfill material on site.

Electrical Service – When ready to be powered up, grounds driven (if required), water, gas, etc. bonded.

Photovoltaic Solar – When all components are in place, as-built drawings provided prior to inspection, and any roof structural modifications made.

Rough Mechanical – Includes inspection of duct sealing, duct insulation, and draft stopping, duct tests if applicable, tests on geothermal loops per Section M2105.1.

Gas Service Tank/Trench – Hold down pad, straps, anodes, warning tape, and tracer wire installed, prior to backfill of trench (backfill material on site).

Gas Piping – After all piping fittings and valves installed and labeled. Protection from damage measures installed. All gas piping must be electrically bonded.

Gas Appliances (ranges, heaters, log sets, etc.) – After appliance and any venting is installed. All appliances must have shut off valve located within six (6) feet and in the same room (unless installed per Section G2420.5.2 or G2420.5.3. All manuals must be available.

Energy/Insulation – *See “Energy Code Compliance”*. Sprayed foam insulation and blown insulation must be accompanied by a certification from the installer at the time of installation. Blown insulation in attics must have depth markers installed.

Wall Board – When part of a fire-resistance-rated or shear wall assembly, before taping and finishing.

Above Ceiling – When grid/firing is installed, lighting, HVAC registers, sprinklers, etc. in place and secured.

Decks – *See “Deck Inspection Checklist”*.

Wood/Pellet Stoves and Inserts – When installed, including chimney liners and caps. All manuals must be available.

Special Inspections – Per Chapter 17 of the 2012 International Building Code (IBC).

Other – Building Official is authorized to make or require other inspections to confirm compliance with the codes.

Final – When work is ready for Certificate of Occupancy or Approval, and prior to occupancy or use.

- ❖ If located in a flood hazard area, elevation documentation by a Registered Design Professional as required in Section R322.1.10 or IBC Section 1612.5 shall be submitted to the Building Official prior to the final inspection.
- ❖ Concrete supplier and installer certificate provided.
- ❖ Blower door and/or duct leakage test reports provided. *See “Energy Code Compliance”*.