

# **Town of Ipswich - Building Department - Required Inspections**

To schedule an inspection Call: 978-356-6605 Ext:1 (24/7)

## **Footings – Before Concrete**

- After excavation, footing forms, any required steel is in place and grounding if applicable.
- If soil conditions are poor call for a separate excavation inspection.

## **Foundation Walls– Before Concrete**

- After wall forms and any required steel is in place.

## **Foundation Walls– Prior to Backfill**

- After damp/water proofing and drainage is in place.

## **Foundation As-Built**

- Confirm setbacks and heights with proposed for zoning, Special Permit/ Variance Decisions.
- Confirm setbacks and heights with proposed flood hazard area elevation certification if applicable.
- Registered Land Surveyor/ Engineer stamped As-Built uploaded to online permitting before framing begins.

## **Concrete Slab /Under Floor Inspection - Before Concrete**

- All required steel, crushed stone, radon piping, drainage, insulation and vapor barrier are in place.
- All underground plumbing, gas, electrical and sheet metal/ mechanical inspections are complete.

## **Frame/ Rough Inspection - Building is “Dry-Inside” before siding.**

- Framing, bracing, blocking, sheathing and weather resistive barrier is complete.
- Doors and windows are installed to manufactures specifications.
- Rough plumbing, gas, electrical, sheet metal-mechanical inspections are complete.
- Fire blocking and stopping is installed at all required locations.

## **Fire Rated Assemblies/ Sprinkler & Alarm Systems**

- Fire rated assemblies are installed to meet required rating standard.
- Fire suppression and/or fire protection system rough inspection.

## **Insulation/ Energy Efficiency Inspection**

- Insulation installation and air sealing is complete.
- HERS Raters Compliance Report/ Inspection checklist submitted for new residential construction.

## **Final Inspection - Final required inspections as indicated on permit card**

- Final plumbing, gas, electrical and fire inspections are complete.
- Assessors, Conservation, Health and Planning Departments sign-off as required.
- All conditions from Special Permit and/or Variance Decisions have been met.
- Confirmed HERS rating with performance tests results uploaded to online permitting.
- Final As-Built plot plan stamped by a registered Land Surveyor uploaded to online permitting.
- Flood elevation certificate stamped by a registered Engineer uploaded to online permitting.

**Certificate of Occupancy will be issued when all of the applicable inspections and sign-offs are complete**

## **Special Inspections**

- Construction Control - Required Site Review and Documentation by Registered Design Professional.
- NOTE: All Building Officials progress inspections are required in addition to Construction Control.
- Manufactured Homes - 24 hours notice required prior to the arrival of the boxes.
- Masonry Chimneys – when the throat, smoke shelf and make-up air are in place.
- Additional Inspection may be required at Building Officials discretion.

## **Special Notes**

- IT IS THE RESPONSIBILITY OF THE PERMIT HOLDER TO SCHEDULE ALL REQUIRED INSPECTIONS.
- Work covered without an inspection maybe required to be dismantled.
- It is required of all permit holders to schedule a final inspection to close out the permit at jobs end.
- An open permit is leaving behind unfinished business and future problems for property owners.