

## **Franklin Township Inspection Schedule**

**Inspections are to be called in 48 hours in advance. A tag will be left on site with the permit as to the status and/or comments on the inspection results. The permit is to be posted on site at all times. It shall be put on a post until the construction is roughed in. At that time it shall be relocated to the new structure. The following is a list of the building inspections and their respective time during the construction process.**

**Plan Review:** A review of your initial construction drawings for compliance prior to permit issuance. If applicable, energy code compliance will also be reviewed. Please keep in mind it is important to document your plans and ideas in detail. Any changes must be clearly documented on the submitted plans. This can avoid unplanned changes and rejected inspections in the construction process. All construction information must be submitted for approval.

**Site Review:** This can be an inspection prior to excavation or it can be at the time of the footing inspection. Property lines must be clearly identified. Remember, if the setbacks do not comply with what was applied for and approved on the submitted site plan the footings will not be approved and delays will occur. Review of existing and expected final grade is also done at this time for water runoff concerns.

**Footing Inspection:** This is done just before you are ready to pour or install the footings. All footings are to be railed unless the soil provides a stable, square form; grainy, soft sand is not acceptable. The sides of all footings are to be flush with no over-pour or “mushrooming” conditions. Deep footings on walkout areas must allow for minimum slope requirements on the backfill. All water is to be removed and no question of soil stability. In questionable soil conditions a test may be required to show soil-bearing capacity is in compliance with the structure loading.

**Backfill Inspection:** This is done just before the foundation walls are backfilled. The backfill height must be identified on the walls. The walls must be properly coated to code and ready for backfill. All footing drainage tiles, stone and filter must be installed to code. Review of grading limitations for water run-off continues. Plate and/or strap anchors will be reviewed.

**Sub-Floor/Radon Inspection:** This inspection is done just before the pouring of the concrete floor (basement, slab or crawl space). Provisions must be made for vapor/radon barriers, insulation, sump, radon and base materials for code compliance.

**Rough Inspection:** This inspection should be requested after the electrical, plumbing and mechanicals are installed. No insulation or drywall is to be installed at this time. Exterior of construction can be completed with windows, siding and roofing.

**Insulation Inspection:** All insulation is to be installed in compliance to 2009 Michigan Uniform Energy Code. All required venting is to be installed. Insulation depth scales, ventilation baffles and soffit backing are to be installed in ceiling blown insulation areas. Insulation values are to match the approved prints and/or submitted REScheck document. For approval, electrical, plumbing and mechanical roughs and other concealed inspections must be completed and approved.

**Drywall Inspection:** This is a fastener inspection done after the drywall is hung and before it is taped or mudded. The fastener spacing and location will be reviewed for compliance.

**Status Inspection:** When no inspection has been requested during a six month period, the Township shall cause the premises to be inspected to ascertain and document the project status. This inspection may cause the permit to be revoked if a reasonable amount of progress has not been made over the previous six month period. Based on the progress and findings, the permit may be extended up to six months. The permit will be assessed a \$60 inspection fee to reimburse the cost of such status inspection. After a permit has lapsed, no further construction shall take place until a new permit for the remaining work has been issued in accordance with the Township fee schedule. NOTE: Please see underlined section of the fee Schedule.

**Temporary Occupancy Inspection:** If a temporary occupancy is requested this inspection will review construction status, safety items and concerns along with the construction needs for the Certificate of Occupancy. Based on the balance of construction a Performance or cash bond is set at the cost of completion. There is a non-refundable fee.

**Final Inspection:** This inspection is done when all other inspections have been completed and approved. Construction must be completed along with rough grading being completed with runoff away from foundation and to prevent water runoff onto the adjacent properties. Energy code compliances and identifications to be approved. If complete and approved, a Certificate of Occupancy may be issued from this inspection. You must request a Certificate of Occupancy as with any inspection.

Please call if you have any questions as to the time or need for an inspection. What cannot be seen will not receive approval. Additional inspections can be requested. Inspections that are disapproved require a re-inspection. All additional inspections are billed as per the fee schedule.