



Construction Inspections Multi-Family, Commercial and Industrial

International Building Code 2015 Section 110 Inspections

[A] 110.1 General. Construction or work for which a permit is required shall be subject to inspection by the Building Inspector and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the owner or the owner's authorized agent to cause the work to remain accessible and exposed for inspection purposes. Neither the Building Inspector nor St. Mary's County shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

[A] 110.2 Preliminary inspection. Before issuing a permit, the Department is authorized to examine or cause to be examined buildings, structures and sites for which an application has been filed.

[A] 110.3 Required inspections. The Building Inspector, upon notification, shall make the inspections set forth in Sections 110.3.1 through 110.3.10

[A] 110.3.1 Footing and foundation inspection. Footing and foundation inspections shall be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. Materials for the foundation shall be on the job, except where concrete is ready mixed in accordance with ASTM C94, the concrete need not be on the job.

[A] 110.3.2 Concrete slab and under-floor inspection. Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.

[A] 110.3.3 Lowest floor elevation. In flood hazard areas, upon placement of the lowest floor including the basement, and prior further vertical construction, the elevation certification required in section 1612.5 shall be submitted to the Department.

[A] 110.3.4 Frame inspection. Framing inspections shall be made after the roof deck or sheathing, all framing, fire blocking, and bracing are in place and pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, heating wires, pipes and ducts are approved.

[A] 110.3.5 Lath, gypsum board and gypsum panel product inspection. Lath, gypsum board and gypsum panel product inspections shall be made after lathing, gypsum board and gypsum panel products, interior and exterior, are in place, but before any plastering is applied or gypsum board and gypsum panel product joints and fasteners are taped and finished.

Exception: Gypsum board and gypsum panel products that are not part of a fire-resistance-rated assembly or a shear assembly.

[A] 110.3.6 Fire- and smoke-resistant penetrations. Protection of joints and penetrations in fire-resistance rated assemblies, smoke barriers and smoke partitions shall not be concealed from view until inspected and approved.

[A] 110.3.7 Energy efficiency inspections. Inspections shall be made to determine compliance with Chapter 13 and shall include, but not limited to, inspections for: envelope insulation R- and U-values, fenestration U-value, duct system R-value, and HVAC and water-heating equipment efficiency.

[A] 110.3.8 Other inspections. In addition to the inspections specified in Sections 110.3.1 through 110.3.7, the Building Inspector is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this code.

[A] 110.3.9 Special inspections. For special inspections, see Chapter 17

[A] 110.3.10 Final inspection. The final inspection shall be made after all work required by the building permit is completed.

[A] 110.3.10.1 Flood hazard documentation. If located in a flood hazard area, documentation of the elevation of the lowest floor as required in Section 1612.5 shall be submitted to the Department prior to the final inspection.

[A] 110.4 Inspection agencies. A Building Inspector may accept reports of inspections by licensed or certified third parties. The following shall qualify as Building Inspectors.

[A] 110.2.1 Building Inspector. An individual certified by the International Code Council or the State of Maryland may make inspections required by this code; provided, however, inspection of an electrical installation, including an Ufer, may only be made by an individual who is a certified nongovernmental electrical inspector pursuant to Title 12 Subtitle 6 of the *Public Safety Article* of the *Annotated Code of Maryland*.

[A] 110.2.2 Professional Engineer. A licensed professional engineer may make footing, foundation and concrete slab inspections provided that the report of a satisfactory inspection is sealed by the engineer.

[A] 110.2.3 Plumbing Inspector. An individual qualified to perform plumbing inspections pursuant to COMAR 09.20.02.10 may make inspections of a plumbing system required by this Code provided that the license number is placed on a report of a satisfactory inspection.

[A] 110.2.4 Master natural gas fitter. A licensed Master natural gas fitter may make an inspection of a natural gas or propane gas system provided that the license number of the Master natural gas fitter is placed on a report of a satisfactory inspection.

[A] 110.2.5 Master heating, ventilation, air-conditioning, and refrigeration contractor. An individual qualified to perform heating, ventilation, air-conditioning, and refrigeration inspections pursuant to COMAR 09.15.02.01 may make an inspection of a mechanical system provided that the license number is placed on a report of a satisfactory inspection.

[A] 110.2.6 Qualified Inspectors. The Department shall maintain a list of qualified Building Inspectors.

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