

Example Inspection List

The following example inspection list is to provide information on the types of inspections, which may be required. An inspection list is provided with each permit when the permit is issued and this is the list that should be followed for a specific project.

❖ **Pre-Construction Meeting**

- Permittee to Schedule meeting prior to start of projects, Township will advise on required attendees.
- Required attendees may include, London Grove Township, London Grove Township Municipal Authority, Township Engineer, Chester County Conservation District, and permittee technical representatives.

❖ **Footings**

- Required prior to placing concrete or other footing materials.
- Some projects will require multiple footing inspections.
- All reinforcing shall be in place prior to inspection
- All Erosion controls shall be in place on the site prior to inspection.

❖ **Foundation**

- Foundation construction to be complete.
- All sill plates and anchor bolts in place.
- May be combined with Backfill Inspection at Township's discretion.

❖ **Backfill**

- Required prior to placement of backfill materials.
- Required Foundation Flood, Water, or Damp Proofing shall be in place.
- Required Subsoil drains shall be in place.
- 1st floor decking, or approved temporary bracing shall be in place.
- May be combined with Foundation Inspection at Township's discretion.

❖ **Electrical Service**

- Electrical service to be complete.
- Contact Township approved 3rd Party inspection agency to schedule inspection.
- This inspection is not included with permit fee and fees will be due to inspection agency, based on a township approved schedule.

❖ **Trusses**

- 24-hour notice required to Township for the date and time of installation of trusses.
- No specific time will be provided for this inspection – Township will check installation at their discretion.

❖ **Chimney**

- Inspection required for masonry fireplace construction.
- Inspection is to be scheduled when the first flue liner is in place.
- While not required it is suggested that the mason contact the Township prior to installation to review construction requirements.

❖ **Plumbing**

- Inspection scheduled when rough plumbing is complete.
- All plumbing systems shall be under pressure in accordance with the applicable *2009 International Code*.
- May be combined with pre-close inspection at Townships discretion.

❖ **Water/ Sewer Laterals**

- Required when connecting to public sewer & water.
- All systems shall be under pressure in accordance with the applicable *2009 International Code*.
- Inspections for On-site systems should be schedules with the Chester County Health Department.

❖ **Fire Protection Systems**

- Required testing in accordance with the applicable referenced NFPA standards shall be coordinated with Township.

❖ **Framing**

- All framing shall be 100% complete.
- All fireblocking and draftstopping shall be in place.
- May be combined with pre-close inspection at the Township's discretion.

❖ **Rough Electrical**

- All rough electrical to be complete.
- Contact Township approved 3rd Party inspection agency to schedule inspection.
- This inspection is not included with permit fee and fees will be due to inspection agency, based on a township-approved schedule.

❖ **Pre-close**

- All firestopping shall be complete.
- All plumbing, electrical, and mechanical work shall be complete.
- Rough electrical certification card shall be provided to Township inspector.
- May be combined with framing, and plumbing inspection at Township's discretion.

❖ **Insulation**

- All insulation to be complete, with the exception of insulation supported by drywall.
- All ventilation fixtures to be in place.

❖ **Drywall**

- All drywall to be installed.
- Spackling shall not have commenced.
- Only 1st Portion of any multi-layer fire assemblies shall be installed (see fire assembly inspection).

❖ **Fire Rated Assemblies**

- Each layer of multi-layer fire assemblies must be inspected.
- One layer shall be completed during the drywall inspection (i.e. if a two part assembly we will come to the site twice, once for the first layer of the assembly and then for the second layer of the assembly and all other drywall or once for the first layer of the assembly and all other drywall and then for the second layer of the assembly).
- Multiple inspections may be required for complex assemblies or when numerous different assemblies exist on the same site.

❖ **Final Electrical**

- All electrical to be complete.
- Contact Township approved 3rd Party inspection agency to schedule inspection.
- This inspection is not included with permit fee and fees will be due to inspection agency, based on a Township approved schedule.

❖ **Final**

- All plumbing to be 100% complete and approved water supply to structure turned on.
- All electrical systems to be 100% complete.
- Final electrical card to be handed to inspector, service and rough cards shall be on file with Township.
- All grading, driveway, and sidewalks to be complete.
- All interior safety and health items to be complete.
- All finish materials to be installed – including finish flooring.

A certificate of use will be issued within five (5) days of the approval of a final inspection and the submittal of an application for Certificate of Use. Board of Health, Elevator, State Fire Marshal and/or other agency approvals may be required prior to the Township issuing a Certificate of Use.

Plan Approval Notes

- Several areas are not normally shown on building plans; however all construction must be in full compliance with the provisions of the adopted Codes, Regulations, Ordinances, Resolutions and Laws of the Township of London Grove and State of Pennsylvania.
- Plan approval does not include any items found to be nonconforming to the Code.
- Plan approval is not necessarily the only, or all of the provisions with which compliance is required. Omission of reference to any provision shall not nullify any requirements of the Code, nor exempt any structure from such requirements
- A permit shall be a license to proceed with the work and shall not be construed as authority to violate, cancel or set aside any provisions of the code.
- A certificate of use shall be required prior to the use and/or occupancy of the structure. Use or Occupancy of any structure in whole or in part prior to issuance of the Certificate of Use shall constitute a violation and will subject you to penalties as specified in the code.
- The inspection list shall serve as notice of violation as set forth in § 403.82 of the Code.
- The Building Permit Number referenced above is being issued contingent upon all statements above.
- The Building Permit Number referenced above becomes invalid if work does not begin within 180 days of the date noted.

Inspection Notes

- All inspection lists, along with all approved plans, permits, and associated paperwork shall be on-site for all mandatory inspections.
- The Applicant or Authorized Agent shall contact the Township when work is complete and ready for inspection to set up a mutually agreeable time for inspection, and provide safe access for such inspection.
- The Construction Code Official shall notify a permit holder if construction complies with the Code or fails to comply with the Code. The inspection list will be signed off when an inspection is approved.
- Work continued without the required inspections will be cause for legal action to be instituted.
- All permits shall be posted; inspection may be denied if permits are not posted.
- The permit holder shall initiate all inspections and verify approval by having the inspection list validated by the inspector prior to proceeding to the next stage of construction.

A MINIMUM 24-HOUR NOTICE IS REQUIRED FOR ALL INSPECTIONS