

INSPECTION PROCEDURES

RESIDENTIAL

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Approved building plans shall be available at the construction site at all times for inspections.

THE PERMIT HOLDER OR PROPERTY OWNER IS REQUIRED TO CALL AT LEAST 24 HOURS IN ADVANCE OF THE DESIRED INSPECTION DATE. ALL INSPECTIONS APPOINTMENTS CAN BE SCHEDULED BY CALLING THE TOWNSHIP BUILDING AT 610-565-2700 UNLESS OTHERWISE NOTED.

CALL BEFORE YOU DIG: The Pennsylvania One Call System, Inc. is a dig safely program designed to prevent damage to underground facilities. Inspection may be scheduled by calling 1-800-242-1776; a three working day notice is the law and the safest thing to do.

All applicable inspection procedures specified below shall be adhered to:

1. **FOOTING INSPECTION:** is to be performed after footings are dug with chairs and rods in place and before concrete is poured.
2. **FOUNDATION INSPECTION:** is to be performed before framing work begins or backfill is installed. Foundation and roof drains shall be in place; foundation coating shall be applied, anchor bolts and top plate shall be installed. Post-pour footing inspection work shall be conducted at this time and shall include verification of the depth of the footing, continuity of the footing, width of the footing, and determining if the top of the footing is level. **This inspection will also include the underground plumbing, underground electrical and underground mechanical inspections.** All underground plumbing, mechanical and electrical trenching must remain open and all piping, sleeves and/or conduit required for underground utilities shall be in place and provided with rodent-proofing. Note: the foundation may not be approved until the plumbing, electrical and mechanical underground work has been approved by the Code Official.
3. **UNDER-SLAB INSPECTION:** is to be performed prior to the pouring of concrete and after the base course or sub-base is properly prepared, the vapor barrier (if required) is in place and reinforcing materials such as rebar or wire mesh is properly positioned.
4. **ELECTRICAL ROUGH-IN INSPECTION:** is to be performed after the roof, framing, fire-blocking and bracing are in place and all wiring and other components to be concealed are complete. This inspection is required before the installation of wall or ceiling membranes. Inspection can be scheduled by calling **MIDDLE ATLANTIC**. 1-800-732-2551.
5. **PLUMBING ROUGH-IN INSPECTION:** is to be performed after the roof, framing, fire-blocking, fire-stopping, draft-stopping and bracing are in place and

all sanitary, storm and water distribution piping is roughed-in. This inspection is required before installation of wall or ceiling membranes. An air pressure or water pressure test must be completed. The water service line may be connected to the working curb pressure or an air pressure test completed to a pressure of not less than 50 PSI for a 15 minute time period. Sanitary waste lines may be tested by water or air pressure. An air test shall be placed on the pipes 5 to 8 pounds per square inch for 15 minutes or a water head pressure of 10-foot head of water for 15 minutes.

6. **PLUMBING SANITARY SEWER WASTE LINES:** is to be performed after the trench has been dug and the schedule 35 plumbing pipe has been installed in the trench. All exterior sewer waste lines inspections will be performed by **Bradford Engineering Association**. An appointment can be scheduled by calling 610-497-6200
7. **PLUMBING SANITARY ON-LOT SEWER SYSTEMS:** is to be performed by the Township's Sewer Enforcement Officer Stuart Pollock. An appointment can be scheduled by calling 610-942-9021.
8. **STORMWATER MANAGEMENT SYSTEMS:** is to be performed by the Township Engineer. An appointment can be scheduled by calling 610-565-2700.
9. **MECHANICAL ROUGH-IN INSPECTION:** is to be performed after the roof, framing, fire-blocking and bracing are in place and all ducting and other components to be concealed are complete. This inspection is required before the installation of wall or ceiling membranes.
10. **FRAMING INSPECTION:** is to be performed before insulation is installed and after all rough-in work is complete on plumbing, electrical and mechanical systems. This inspection must be performed prior to the installation of any insulation material. Note: the framing may not be approved until the plumbing, electrical and mechanical rough-in work has been approved by this office. **It may also be possible to perform a framing inspection at the time of the last rough-in inspection if the final rough-in work is accepted by the Code Official.**
11. **INSULATION INSPECTION:** is to be performed after the framing work is approved by the Code Official and all insulation materials have been installed. This inspection is required before the installation of wall or ceiling membranes.
12. **FIRE PROTECTION SYSTEM INSPECTION:** is to be performed after fire alarm systems and or fire suppression systems are installed and functioning. The code official has the option to accept installation and test certificates from the installing contractor(s) in lieu of witnessing the testing of fire protection systems.
13. **FINAL ELECTRICAL INSPECTION:** is to be performed after the final electrical work in the building is complete. Inspection can be scheduled by calling **Middle Atlantic 1-800-732-2551**.
14. **FINAL MECHANICAL INSPECTION:** is to be performed after the mechanical work in the building is complete. This inspection should occur at the time of the Final Building Inspection.
15. **FINAL PLUMBING INSPECTION:** is to be performed after the building is complete, all plumbing fixtures are in place and properly connected and the

structure is ready for occupancy. This inspection should occur at the time of the Final Building Inspection.

16. **FINAL BUILDING INSPECTION:** is to be performed after all items pertaining to the building permit issued have been completed. These items include, but are not limited to:

- A. General Building:
 - Interior and exterior finish
 - Final grading
 - Site plan compliance
 - Roofing materials/flashing
- B. Electrical work
- C. Plumbing work
- D. Fire protection systems (including required fire-rated construction components)
- E. Mechanical work
- F. Energy conservation

The timing and number of inspections required for renovation work to buildings will depend upon the nature and the scope of the renovation work being performed.

NO WORK MAY BE CONCEALED FROM VIEW UNTIL THE CODE OFFICIAL HAS APPROVED IT.

(Revised 10/05) (Inspection Procedures- residential)