

St. Clair Township

Building Department

1539 S. Bartlett Rd.

St. Clair, MI 48079

Email: buildingofficial@stclairtwp.org

Phone: (810) 329-9042 X 202

Required Inspection List

ADDITIONAL INSPECITONS MAY BE NEEDED

Building Required Inspections:

Footings: Performed when excavation is complete and all forms, rails, reinforcing rods are in place. There should be no standing water or cave-ins present.

Post Hole: Performed after post holes are dug and before posts are set in place

Slab on Grade: Performed before concrete is poured for slab. Underground utilities must be approved. Compacted sand sub-base, vapor barrier and rigid foam insulation is in place for inspection.

Basement or Crawl Space Wall/Wall Rod: Performed when all cast concrete forms and reinforcement is in place.

Backfill: Performed when basement or crawl space walls are completed, parged, tarred, all drain and tile pipe along with gravel coverings, and filter fabric are installed. No back fill should be placed at this time.

Sand: Before concrete is poured in basement and garage. May be performed once all underground utilities, *if applicable*, have been approved. This inspection applies to slab on grade, basement and garage floors. Approved sub base in required.

Brick Flashing: An inspection shall be made before the installation of masonry veneer, after the installation of base course flashing. Holes in brick under flashing **must be filled solid**.

Open Floor Joist/Backfill: Basement/Perimeter Drainage – Performed on floor framing prior to the placing of the sub floor. Required for crawl spaces.

Rough Framing: Will only be performed once the electrical, mechanical, and plumbing rough inspections have been approved. All framing should be complete and exterior structure weather tight.

Insulation: Performed when all insulation is in place and before the drywall is hung and as per ResCheck.

Grade: Performed when final grade is complete and done at final inspection.

Submit as Built Grade Certificate: *If applicable*

Submit Blower Door Test: Must be submitted before final inspection is scheduled.

Final: Will only be performed once electrical, mechanical, and plumbing final inspections have been approved.

Certificate of Occupancy: Final Certificate of Occupancy will only be issued when all interior and exterior items are complete and approved by Building Inspection. **No portion of area under construction to be occupied before final inspection.**

Electrical Required Inspections:

Service: Performed if power will be to the service panel prior to the rough electrical inspections

Trench/Underground: Performed when all underground electrical has been installed, but prior to any coverings or concealment.

Grounding: Performed before concrete footing has been poured

Rough: Performed when you have installed all the electrical boxes, cables, conduit and wires to the point that you are ready for the wall to be closed by surfaces.

Final: Performed when all electrical fixtures have been installed and working.

Plumbing Required Inspections:

Trench/Underground: Performed when all underground plumbing has been installed, but not prior to any covering or concealment

Rough: Performed when all plumbing which is installed within walls, floors, ceilings is complete -including, but not limited to: water distribution, sewer, drains, and venting.

Final: Performed when all fixtures have been set and water has been connected. **Water meter must be installed at final plumbing.**

Mechanical Required Inspections:

Trench/Underground: Performed when all underground mechanical, if any, has been installed prior to any coverings or concealment

Fireplace/Damper: Applies only to masonry fireplaces and is performed when the masonry has been laid to the point of installing the first flue. May be required numerous times to a multi chamber or flue fireplace. May be called when ready

Rough: Performed when all heating, ventilation, air conditioning, fans and factory-built fireplaces have been installed.

Final: Performed when all heating, venting, and air conditioning systems have been completely installed and are functional.

Gas Pressure Test Affidavit: Must be submitted before final can be scheduled.

Whole Home Ventilation Method: Required on all new construction and homes over 3,500 sf. A chart is listed on our website.

Inspector Hours:

Susan Wilburn, Building Official – Monday, Wednesday Friday 9:00 am – 1:00 pm

Tim Kelly, Mechanical/Plumbing Inspector – Monday – Thursday PM only

Keith Klieman: Electrical Inspector – Monday, Tuesday, Wednesday, Friday PM only