



Residential Construction Inspections

International Residential Code 2015 Section R109 Inspections

R109.1 Types of inspections. A Building Inspector, upon notification from the permit holder or agent, shall make or cause to be made necessary inspections and shall either approve the portion of the construction as completed or shall notify the permit holder or its agent wherein the same fails to comply with this code. 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 St. Mary's County. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of St. Mary's County shall not be valid. It shall be the duty of the permit applicant 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.

Stage One Inspections

R109.1.1 Footing inspection. A footing inspection shall be made prior to placing concrete to verify depth, width, soil bearing capacity, reinforcement and location on a lot for all structures and buildings.

R109.1.2 Concrete foundation wall inspections. A concrete foundation wall inspection shall be made when the forms are placed on the footing and, reinforcing steel, structural straps, and imbeds are in place and prior to placing concrete to verify the forms are properly located on the footings, the reinforcing is properly placed and secured, the height and thickness of walls, and the size and location of openings including flood equalization vents when required. When the foundation is to be constructed of approved treated wood, additional inspections may be required.

R109.1.3 Foundation backfill inspection. A foundation backfill inspection shall be made prior to back filling with acceptable soil to verify (a) drainage and water proofing systems on all foundation walls with habitable or usable space, (b) compliance with NFIP and FEMA standards in a flood hazard area, (c) proper installation of a grounding mechanism, and (d) rough-in of plumbing (if applicable).

R109.1.4 Slab inspection. A slab inspection shall be made prior to placement of concrete on all slabs for habitable and conditioned space and all basements to verify base preparation, slab thickness, reinforcement, drainage system, underground plumbing, and insulation for walk out basements, habitable and conditioned spaces.

R109.1.5 Floodplain inspections. For construction in flood hazard areas as established by table R301.2(1), upon placement of the lowest floor, including basement, and prior to further vertical construction, the building official shall require submission of documentation, prepared and sealed by a registered design professional, of the elevation of the lowest floor, including basement, required in Section R322.

Stage Two Inspections

R109.1.6 Plumbing, mechanical, gas and electrical systems inspection. Rough inspection of plumbing, mechanical, gas and electrical systems shall be made prior to covering or concealment, before fixtures or appliances are set or installed, and prior to or simultaneously with a framing inspection.

R109.1.7 Frame and masonry inspection. Inspection of framing and masonry construction shall be made after the roof, masonry, framing, firestopping, draftstopping and bracing are in place and after the plumbing, mechanical and electrical rough inspections are approved.

R109.1.7.1 Fire-resistance-rated construction inspection. Where fire-resistance-rated construction is required between dwelling units or due to location on property, an inspection of such construction shall be made after lathing or gypsum board or gypsum panel products are in place, but before any plaster is applied, and before board or panel joints and fasteners are taped and finished.

Stage Three Inspections

R109.1.8 Structure tie down inspection. A structure tie down inspection shall be made before the exterior finishes are applied (vinyl siding, wood siding, brick, stucco) unless the tie downs are installed in the interior of the structure.

R109.1.9 Energy inspection. An energy inspection shall be made to verify compliance with the International Energy Conservation Code.

R109.1.9.1 Energy Inspection. A Building Inspector may accept a computer simulation prepared pursuant to Section 405 of the International Energy Conservation Code by a Registered Design Professional.

Final Inspection

R109.9.1.10 Final inspection. Final inspection shall be made after the permitted work is complete and prior to occupancy.

R109.1.10.1 911 address. E-911 address shall be installed prior to the final inspection.

R109.1.10.2 Elevation documentation. If located in a flood hazard area, the documentation of elevations required in section R322.1.10 shall be submitted to the Building Inspector prior to the final inspection.

R109.2 Inspection agencies. A Building Inspector may accept reports of inspections by licensed or certified third parties. The following shall qualify as Building Inspectors.

R109.2.1 Building Inspector. An individual certified by the International Code Council or 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*.

R109.2.2 Professional Engineer. A licensed professional engineer may make Stage 1 inspections provided that the report of a satisfactory inspection is sealed by the engineer.

R109.2.3 Plumber 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.

R109.2.4 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 is placed on a report of a satisfactory inspection.

R109.2.5 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.

R109.2.6 Qualified Inspectors. The department shall maintain a list of qualified Building Inspectors.

R109.3 Inspection requests. It shall be the duty of the permit holder or its agent to notify the Building Inspector that work is ready for inspection and to provide access to and means for inspection of work.

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