

**Lake Ridge Estates
Home Association
Building Inspection Guidelines**

General

All construction which requires an executed building permit shall be subject to inspection by the building inspector and all such construction or work shall remain accessible and exposed for inspection purposes until approved by the building inspector.

The permit applicant shall make the work accessible and exposed for inspection purposes. Neither the building inspector nor the subdivision shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

A survey of the lot may be required by the building inspector to verify that the structure is located in accordance with the approved plans. All inspections will be conducted to comply with the most current Uniform Building Codes.

Inspection Requests

The person doing the work authorized by a building permit shall directly notify the building inspector that such work is ready for inspection. The building inspector may require that every request for inspection be filed at least one working day before such inspection is desired.

The person requesting any inspections required shall provide access to and means for inspection of such work.

Approval Required

Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the building inspector. (See required inspections below) The building inspector, upon notification, shall make the requested inspections and shall either indicate that portion of the construction is satisfactory as complete, or shall notify the permit holder or an agent of the permit holder wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the building inspector.

There shall be a final inspection and approval of all buildings and structures when completed and ready for occupancy.

Required Inspections

The building inspector, upon notification, shall make the following five inspections:

1. **Footings.** To be made after excavations for footings are complete and any required reinforcing steel is in place and that the setbacks comply with the approved plan.
2. **Foundation Walls.** Any required forms shall be in place prior to inspection. All materials for the foundation shall be on the job, except for the concrete.
3. **Concrete slab or under-floor.** To be made after all in-slab or under-floor 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 sub floor.
4. **Pre-insulation.** To be made after the roof, all framing, fire blocking and bracing are in place and all pipes, chimneys and vents are complete and the rough electrical, plumbing, and heating wires, pipes and ducts are in place.
5. **Final Inspection.** To be made after finish grading and the building is completed and ready for occupancy.

Re-inspections

A re-inspection fee may be assessed for each inspection when such portion of work for which inspection is called is not complete or when corrections called for are not made.