



**REQUIRED INSPECTIONS  
2012 UNIFORM STATEWIDE BUILDING CODE**

Permit # \_\_\_\_\_  
Name \_\_\_\_\_

Division of Zoning & Development Services  
Fauquier County Department of Community Development  
29 Ashby Street, Suite 310, Warrenton, Virginia 20186

Building Phone: 540-422-8230  
Facsimile: 540-422-8231

The permit holder or agent is responsible for requesting inspections prior to concealment. Failure to obtain approved inspections prior to concealment is a violation of USBC Section 113. Inspections are required at a minimum of 6 month intervals to avoid permit lapse. It shall be the responsibility of the permit holder to prove to the Building Official that work has not been abandoned. Upon written request, the Building Official may grant an extension of time (additional fee applies).

**In order to better serve you, please have your PERMIT NUMBER ready when calling to schedule any inspection. To schedule an inspection, please call 540-422-8230.**

**INSPECTIONS BY THIRD PARTY INSPECTION AGENCIES:**  
Approved Inspection Agencies may perform construction agencies in lieu of the Fauquier County Building Office as outlined in the "Fauquier County Third Party Inspections Policy." Please see that document for further details. All third-party reports must be submitted on the form used by the Building Office. Failure to submit third-party inspection reports in the timely manner specified by the policy may cause a delay of further inspections.

**IMPORTANT NOTES:**

The APPROVED PLANS must be on site for all inspections.

Visit our website [www.fauquiercounty.gov](http://www.fauquiercounty.gov) hover over Government and select Community Development to find your daily inspection time frames. With the exception of weather related issues, inspections cancelled the day of the inspection will be charged a \$65.00 re-inspection fee. Erosion Controls on disturbed land must be maintained throughout period of construction and may be inspected at any time.

MISS UTILITY: 811 or 1-800-552-7001

**REQUIRED INSPECTIONS:**

This is a list of inspections for typical jobs; other inspections may be required in special circumstances. If work is being performed requires other inspections as required by the USBC, then it is the responsibility of the contractor to schedule for the appropriate inspections.

1. **Electrical Service:** Meter base, service conductors and electrical service equipment have all been properly installed, including one GFCI receptacle and house weathered in.
2. **Footings:** Prior to placement of concrete. All necessary soil reports, engineered designs, forms, bulkheads, grade stakes and steel in place.
3. **Concrete Poured Wall:** Prior to placement of concrete, all rebar and forms installed and properly braced.
4. **Plumbing Groundwork:** At the time of inspection, all water and drain, waste and vent (DWV) systems must be under approved test. DWV systems shall be tested with a 10 foot head of water or air test maintained at a gauge pressure of 5 psi for IRC applications. No air testing shall be allowed for plastic piping for DWV or water pipe. Water lines must be tested under minimum working pressure or for piping systems other than plastic a minimum air test not less than 50psi.
5. **Trench:** Prior to concealment of electrical wires, conduit, water lines and sewer lines after proper bedding and prior to backfill.
6. **Concrete Slabs:** After all plumbing and electrical groundwork inspections have been approved and prior to placement of concrete. All required inspections, engineer reports, steel, mesh, vapor barrier and grade stakes must be in place.
7. **Backfill:** After required waterproofing and foundation drainage system are installed, concrete slab is poured and floor system is framed. Prior to placement of backfill.
8. **Fireplace, Throat and Thimble:** The fireplace hearth prior to placement of concrete. The throat of a fireplace after the first flue liner is set. The thimble after the thimble and first flue liner are set.
9. **Close-In Building, Electrical, Mechanical and Plumbing:** Inspections of structural members and fasteners, electrical, mechanical and plumbing materials and systems prior to concealment. These inspections shall be performed when all tests are applied and all systems are complete and the structure is sufficiently protected from the weather to protect equipment and materials. Note that this includes gas lines located inside the building. See Item 10 for special requirements concerning modular buildings.

10. **Modulars:** Mate-line inspection required prior to concealment. Manufacturer's Erection Manual must be on the job site for the Inspection. Note all work performed on site will also require inspection as outlined in items 1-13.
11. **Insulation:** After Close-in inspections (framing, plumbing, electrical and mechanical) have been approved and insulation has been installed.
12. **Tank and Line:** After tank and lines are installed and test is prepared, prior to backfill. At the time of inspection, gas piping and valves shall be under test. A monometer or a pressure-measuring device designed to record or indicate a pressure lost during the 10 minute test period shall be utilized. The high end of the gauge range shall not be greater than 5 times the test pressure, which is one and one-half times the working pressure. The test shall comply with Section G2417 of the IRC 2012 edition for residential application and Section 406 of the IFGC 2012 for commercial applications.
13. **Final Inspection/Certificate of Occupancy:** Structure is complete and ready for use. Electrical, plumbing and mechanical systems are operational; grading is complete, including soils stabilization.

#### **ADDITIONAL CERTIFICATE OF OCCUPANCY REQUIREMENTS**

Depending on the type and location of your project, sign-off from other agencies may be required before a Certificate of Occupancy can be issued by the Building Official. It is your responsibility to secure these sign-offs from other agencies; to avoid unnecessary delays, it is highly recommended that you provide copies of all Health Department, VDOT and Service authorities approval documents referenced below, prior to requesting approval of a Certificate of Occupancy.

**Health Department:** All occupancies utilizing private well and/or private sewer systems must have Health Department approval prior to occupancy. Food service establishments must have Health Department approval prior to issuance of Certificate of Occupancy. Call 540-347-6363 for further information.

**Service Authorities:** All occupancies utilizing public water and/or public sewer systems must have appropriate Service Authority approval prior to issuance of a Certificate of Occupancy. The Service Authorities in Fauquier County are:  
Fauquier County Water and Sewer Authority 540-349-2092      Town of Remington Water Department 540-439-3220  
Town of Warrenton Public Utilities Department 540-347-6574

**Virginia Department of Transportation (VDOT):** All commercial & industrial occupancies that were required to obtain a land use permit from VDOT must have VDOT final approval prior to issuance of the Certificate of Occupancy. VDOT: 540-829-7500

**Required Inspections-Revised 6-29-18**