

BUILDING INSPECTIONS

The Building Official is hereby authorized and directed to enforce the provisions of this code. The building official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in conformance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.

CITY OF GREENSBURG POLICIES AND PROCEDURES

General Requirements:

1. Scheduling of inspections are the RESPONSIBILITY of the person or parties receiving permits.
2. All permits are good for one (1) year from date of issue and must be posted in front window. **IF NOT POSTED NO INSPECTION WILL BE MADE.**
3. All sites must have trash containment at all times.
4. All sites must have a port-a-let at all times.
5. All work and inspections must be completed in that year, or new permits will need to be obtained.
6. Inspections will be made between the hours of 8:00 AM & 4:00 PM. Mon. thru Fri. All inspections will occur on the day scheduled. Inspector may be late from time to time, DO NOT continue until inspection sheet has been signed.
7. Residential- There will be seven (7) inspections Footer/Trench, Foundation, Floor joist, Rough-In, Insulation, Drywall and Final Occupancy.
8. Alterations and Accessories may require up to four (4) inspections.
9. Modular or Manufactured homes will have four (4) inspections.
10. Pools- There will be two (2) inspections, Rough-In and Final.
11. After Foundation Inspection - Commercial, Industrial, Churches, Libraries, Museums, and Schools will be inspected as determined by Building inspector.
12. No facility or building shall be occupied or used before final occupancy permit is issued. **(\$100.00 a day fine will be assessed)**
13. All inspections will be done in accordance with the building rules, codes, standards, and regulations adopted in chapter 150 of the City of Greensburg Code.
14. Late or skipped inspection will be \$500.00 & a letter from an Engineer.
15. **1st re-inspection \$25.00, 2nd re-inspection \$75.00, 3rd re-inspection \$200.00.**

Footer/Trench Inspections:

1. Footer dug. (with rebar in place)
2. Grade set
3. Forms set (If necessary)
4. Post hole inspection (Post frame construction)
5. All above work completed, before concrete is poured

Foundation Inspections:

Slab Foundation:

1. All footings and foundations are in place.
2. All plumbing roughed in. (Including sewer laterals from the sewer main to the foundation – call 663-2318 for inspections)
3. All under slab electrical is in place.
4. Before sewer/water lines under slab are backed filled.
5. Before back fill & fill for slab
6. Before slab is poured.
7. Anchor Bolts are in place.
8. After construction drive is in place.

Foundation with Crawl space:

1. After all foreign material is removed.
2. After sump well is installed.
3. After access hole is installed.
4. After all block is laid.
5. After construction drive is in place.
6. All anchor bolts or straps are installed.
7. Before framing starts.
8. Before back fill.
9. Crawl walls insulated
10. All plates must be in place and 1st plate when garages are double plated

Basement:

1. After all block is laid or walls poured.
2. After basement floor is poured.
3. After sump pit is installed.
4. After basement walls are waterproofed.
5. After construction drive is in place.
6. Anchor bolts are installed.
7. Before back fill.
8. All plates must be in place and 1st plate when garages are double plated.

Garages Floors & Porches

1. Must have footer/trench inspection
2. After inspection pour walls/or lay blocks, set foundation bolts, remove loose dirt, gravel & wire in place.

Monolithic Footing:

1. After all forms are set.
2. After reinforcing wire is installed.
3. After construction drive, if needed.
4. Before footing and slab is poured.

Floor Joist: All Buildings

Before sub-floor is installed.

Rough-In Inspections: Residential, Accessory, Pole Barns, and Utility Bldgs.

1. Permit posted in front window
2. All carpentry Rough
3. All mechanical rough, which include, plumbing (including basement, crawl space, and attic), fireplaces, flues, heat and air, exhaust systems including gas lines. (Including sewer laterals from the sewer main to the foundation – call 663-2318 for inspections)
4. All electrical with receptacle and switch boxes made up, meter base must be set and ready for power.
5. All fire blocking in place.
6. All exterior windows, doors, and garage doors in place.
7. All roofing complete.
8. Driveway in place.
9. Trash containment must be on job site.
10. NO INSULATION UNTIL AFTER ROUGH INSPECTION.

Insulation & Drywall Inspection: Residential

1. Insulation After Rough-in
2. Drywall: Insulation inspection must be done, call before you mud.

Final Inspections: Residential, Accessory, Pole Barns, and Utility bldgs.

1. Dwelling complete and ready to move into.
2. Porches, Sidewalks, and drive complete.
3. Dwelling should be broom clean, with no left over material or trash in garage or basement.
4. Driveway culvert (if necessary) must be in place and approved by City of Greensburg Street Dept.
5. Final grading and seeding completed.

Electrical Upgrade inspection:

1. All electrical upgrade inspections will need to be scheduled with the Utility Company and Building Department. Inspection should be scheduled for early morning to noon, if a problem should occur there would be time to correct it, and the customer will not be without electrical power overnight.

Commercial Buildings:

1. Footer/Trench Inspection
2. Foundation Inspection
3. Periodic inspections as determined by the Building Inspector.

Inground/Hot Tubs Swimming Pools:

1. Permit posted in front window
2. Rough-In inspection before backfill, after all underground plumbing, electrical and bonding is in place.
3. Final inspection after pool is completed and operational, grading and seeding is complete and all safety equipment is in place.

Above Ground Swimming Pools:

1. Final inspection after all plumbing, electrical and bonding is in place.
2. After pools are completed and operational, grading and seeding is completed and all safety equipment is in place.

If you have any questions regarding the above instruction, please feel free to contact the City of Greensburg @ (812)663-3344