



CITY OF BEAUFORT
DEPARTMENT OF PLANNING
AND DEVELOPMENT SERVICES
701 CRAVEN ST - POST OFFICE DRAWER 1167
BEAUFORT, SC 29901
(843) 525-7040
FAX (843) 986-5606

INSPECTION INFORMATION

REQUIRED INSPECTION INFORMATION:

The following is a list of required inspections. Some may or may not apply depending on the type of construction. Other inspections may be required based on the type of construction.

NOTE: Work requiring a permit shall not commence until the permit holder or his agent obtains a set of plans stamped by the Plans Examiner with a permit card; both must be on the job site in a conspicuous place on the premises during construction. The permit shall be protected from the weather.

FOUNDATION (SLAB/FOOTING): An inspection shall be made after trenches, piers are set, any required forms erected, any required reinforcing steel is in place, and prior to the placing of concrete.

CORE/BLOCK CORE/BOND BEAM: All vertical steel piers and continuous wall assemblies shall be in place and anchoring devices on site. A Flood Elevation Certificate (if applicable) and Foundation Survey must be in the file.

ROUGH PLUMBING/UNDER SLAB – STACKOUT: An inspection shall be made on parts of the plumbing system that are installed prior to the installation of fixtures. This includes drainage, water supply, vent piping and the necessary fixture supports and any fixtures that are built into the structure. (Water & DWV test required).

WALL STRAPPING: All exterior wall sheathing, roof framing members, and anchoring devices shall be installed. (EXPOSED FOR INSPECTION).

FLOOR STRAPPING: All anchoring devices shall be installed at piers and continuous walls to floor assembly.

ROUGH-IN: On new structures, Framing, Plumbing, Electric & HVAC must all be complete before calling for an inspection. All plate penetrations are to be form filled at this time. Submit an "updated" Subcontractor's List to the Codes Office prior to inspection (if required).

- **Framing:** Framing inspections shall be made after the roof deck or sheathing, all framing, fire blocking, and bracing are in place. Pipes, chimneys, and vents to be concealed are complete and the rough electrical, plumbing, heating wires, pipes, and ducts are approved. At least one step of code approved stairs to each floor level is required (if applicable).
- **Plumbing Rough-in:** All plumbing stub outs shall be complete. After the roof, framing, fire blocking, and bracing are in place, plumbing pressure is required (80 psi).
- **Electrical Rough-in:** All wiring is to be concealed in the ceiling or wall membranes shall be installed. This is to be done after roof, framing, fire blocking, and bracing are in place.
- **HVAC Rough-in:** All ductwork and electrical wiring for heating and air is to be installed prior to this inspection.

INSULATION: The roof/ceiling, floor, wall cavity, and duct distribution systems shall be installed in a manner that allows an inspection of the manufacturer's R-value identification mark.

PERMANENT SERVICE: All electrical installations are to be complete or properly terminated. At least one set of final code approved stairs to each level is required. A final septic tank approval or sewer approval is required. An original "finished construction" Elevation Certificate is to be on file with Codes office if located in a flood zone. Your final Subcontractor List shall be submitted to and approved by the Business License Office.

CERTIFICATE OF OCCUPANCY:

FOR COMMERCIAL: (depends on type of construction):

- **Planning** (For landscaping, parking, & design compliance).
- **Drainage** (For final inspection).
- **DHEC** (Need certification available onsite).
- **Sewer** (Need approval from BJWSA onsite).
- **Hood System** (Need Certification available onsite).
- **Elevator** (Need Certification available onsite).
- **Fire Alarm** (Need Certification available onsite).
- **Fire Sprinkler** (Need certification available onsite).
- **OCRM** (if located near water)

CERTIFICATE OF OCCUPANCY:

The final inspection shall be made after all work required by the building permit is completed.

NOTE: After the above approvals have been reviewed and/or submitted to our office, the Certificate of Occupancy/Final Inspection can be performed.