



FEBRUARY 2021

IRA TOWNSHIP
Building Department
7085 Meldrum Rd
Fair Haven, MI 48023
Phone: (586) 725-0207
Fax: (586) 725-8790
Email: buildingofficial@iratownship.org
Email: buildingasst@iratownship.org

REQUIRED INSPECTION LIST

Building Required Inspections:

Footings - Performed when excavation is complete and all forms, rails, reinforcing rods are in place. There should be no standing water or cave-ins present.

Post Hole - Performed after post holes are dug and before posts are set in place.

Slab on Grade - Performed before concrete is poured for slab. Underground utilities must be approved. Compacted sand or sub-base, vapor barrier and rigid foam insulation is in place for inspection.

Basement or Crawl Space Wall/ Wall Rod - Performed when all block or cast concrete is completed, parged, tarred, all drain and tile pipe along with gravel coverings, and filter fabric are installed. No back fill should be placed at this time.

Sand - Before concrete poured in basement and garage. May be performed once all underground utilities, if applicable have been approved. This inspection applies to slab on grad, basement, and garage floors. Approved sub-base is required.

Brick Flashing - An inspection shall be made before the installation of masonry veneer, after the installation of base course flashing.

Open Floor Joist/ Backfill - Basement/ Perimeter Drainage – Performed on floor framing prior to the placing of the sub floor. Required for crawl spaces and sleeper floor systems.

Rough Framing - Will only be performed once the electrical, mechanical, and plumbing rough inspections have been approved. All framing should be complete and exterior structure weather tight.

Insulation - Performed when all insulation is in place and before the drywall is hung and as per Res-check. If blow-in, must have certificate of R-value signed by contractor.

Grade - Performed when final grade is complete and done at time of final inspection. Submit a final grade.

Submit as Builts Grade Certificate -certified revised set of drawings submitted by a contractor upon completion of a project or a particular job. They reflect all changes made in the specifications and working drawings during the construction process, and show the exact dimensions, geometry, and location of all elements of the work completed under the contract.

Submit Blower Door Test- Needed before final.

Basement Stone -

Final - Will only be performed once electrical, mechanical, and plumbing final inspections have been approved.

Certificate of Occupancy- Final Certificate of Occupancy will only be issued when all interior and exterior items are complete and approved by the Building Inspector. **NO PORTION OF AREA UNDER CONSTRUCTION TO BE OCCUPIED BEFORE FINAL INSPECTION.**

Electrical Required Inspections:

Special - (Pertaining to the sale of a building. Does not include an electrical service inspection).

Service – Performed if power will be to the service panel prior to the rough electrical inspections.

Trench/Underground – Performed when all underground electrical has been installed, but prior to any coverings or concealment.

Rough – Performed when you have installed all the electrical boxes, cables, conduit, and wires to the point that you are ready for the walls to be closed by surfaces.

Final – Performed when all electrical fixtures have been installed and working.



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Mechanical Required Inspections:

Special - (Pertaining to the sale of a building. Does not include an electrical service inspection).

Gas Pressure Test Affidavit – Please submit before final can be scheduled. (Blank form on our website – iratownship.org)

Whole Home Ventilation Method – Required on all new construction and homes over 3,500 sqft. A chart is on our website – iratownship.org.

Trench/Underground – Performed when all underground mechanical if any has been installed, but prior to any coverings or concealment.

Fireplace and Damper – Applies only to masonry fireplaces and is performed when the masonry has been laid to the point of installing the first flue. May be required numerous times to a multi-chamber or flue fireplace. May be called when ready.

Rough – Performed when all heating, ventilation, air conditioning, fans and factory-built fireplaces have been installed.

Final – Performed when all heating, venting and air conditioning systems have been completely installed and are functional.

Plumbing Required Inspections:

Special - (Pertaining to the sale of a building. Does not include an electrical service inspection).

Trench/Underground – Performed when all underground plumbing has been installed, but not prior to any covering or concealment.

Rough – Performed when all plumbing, which is installed within walls, floors, ceilings, is complete included but not limited to water distribution, sewer, drains, and venting.

Final – Performed with all fixtures have been set and water has been connected. **(WATER METER MUST BE INSTALLED AT FINAL PLUMBING)**.

THE BUILDING AND TRADES DEPARTMENT RESERVES THE RIGHT TO REQUIRE AN ADDITIONAL INSPECTION ON A CASE-BY-CASE SITUATION.

How to schedule an inspection:

Building Inspections may be called in 24 hours a day at (586) 725-0207 Ex. 100 with a minimum of a 24-hour notice required. There may be assessed a re-inspection fee of \$75.00 for the Building inspection if not ready or incomplete.

A re-inspection fee will be assessed for any inspection not ready, incomplete, or in violation of the building codes. Re-inspection fees must be paid in full to perform the re-inspection.

Electrical, Mechanical, and Plumbing inspections may be called in 24 hours a day at (586) 725-0207 Ex. 100 and a minimum of 24-hour notice is required. A \$75.00 will be added on for any inspection not ready, incomplete or in violation of code. Re-Inspections fees must be paid in full to perform the re-inspection.



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****** AN INSPECTION CAN ONLY BE REQUESTED BY THE PERMIT HOLDER. WE WILL NOT ACCEPT REQUESTS FOR INSPECTIONS FROM SUB-CONTRACTORS. ******

Inspector Hours:

Electrical Inspector

- Electrical inspections are done on Tuesdays from 3:00pm to 5:00pm and Thursdays from 9:00am to 11am.

Mechanical/Plumbing Inspector

- Mechanical/Plumbing inspections are done on Monday thru Thursday from 9:00am to 5:00pm.

Building Inspector

- Building Inspections are done Monday thru Thursday from 7:00am – 3:00pm.