



RESIDENTIAL INSPECTIONS

409 Fennell Blvd. Lady Lake, FL 32159
Tel: (352)751-1511 Fax: (352)751-1514

The following are requirements by inspection type:

- Temporary construction power pole inspection.
- Setback and footing inspection must have the foundation dug, grade stakes in place, footing formed, steel placed on chairs and lapped and tied per code (all dowels must extend 25" above slab height). The Building Official at his discretion may require additional compaction test by a certified testing engineer prior to this inspection.
- Rough plumbing will have all drain/waste/vent lines roughed-in and visible and completely connected with 10' static head on building drain system. Protection provided where lines are imbedded or pass through concrete and also 100 pound pressure on water lines. All lines, vents and laterals have been completed. Do not cover until the inspection is approved.
- Pre-slab mechanical will be to check for all A/C lines installed.
- Pre-slab electrical must have all underground electric conduits completed and remain uncovered until the inspection is approved.
- Slab inspection should be called in when slab is ready for concrete with reinforcing, vapor barrier and termite spraying have been completed.
- Lintel or tie-beam must have all lintel steel in place, all vertical steel in place and all steel lapped and tied per plan. All dowel locations must have clean outs at bottom of cell.
- Rough mechanical must have all duct work installed and properly supported, A/C lines in place, equipment platforms built, provision made for combustion air and entire rough system completed with tape and mastic fiberglass duct joints.
- Rough electrical must have all conduits, wire, panels, outlet boxes, switch boxes, isolation switch, etc. have been properly installed.
- Gas lines must be complete and pressurized.
- Framing can be called in only after the rough-ins are completed. All framing completed, all windows installed and roof dry-in completed.
- Insulation must have all batt insulation installed, baffles in place, depth gauges placed, plate penetrations sealed, gaps and openings filled.
- Final mechanical inspections must have all systems completed, all grills in place, compressor set on a slab and air handler installed. All units must have their model number in clear view. All mechanical work must conform to the Florida Mechanical Code.

- Final plumbing must have all plumbing completed, all sewer and sanitary connections must be completed with clean outs exposed and water connected from the structure to the water source, all fixtures installed, all hot bibs shall have vacuum breakers. All plumbing work must conform to the Florida Plumbing Code.
- Final electrical must have all work completed, all accessories and fixtures must be installed, panel box clearly marked indicating circuit and equipment serviced. All wiring shall conform to the national Electrical Code. All GFI's (ground fault interrupter) must be clearly marked.
- Per Florida Building Code 9B-3.0472 every building for which a permit is issued on or after 7/1/08 and having a fossil-fuel-burning heater or appliance, a fireplace or an attached garage shall have an operational carbon monoxide alarm installed within 10 feet of each room used for sleeping purposes.
- A final building inspection will not be done unless all other inspections have passed including the driveway inspection. The building must also be ready for occupancy, the site must be clear of all trash and debris and the lawn and required trees must also be in place. Site address numbers must be posted and clearly visible from the public or private right-of-way on which the building fronts. (Arabic numerals not less than four (4) inches in height and one-half (1/2) inches in width per Town of Lady Lake Ordinance #88-30)

NOTE:

No inspections will be performed without a certified copy of the Notice of Commencement at the job site and a copy received by the Building Department. Inspections are to be called in before 4:00 p.m. prior to the day inspection is needed at (352)751-1515.

Re-inspection fees are \$50 each. When the fee is paid the contractor can reschedule the inspection for the following day. We will not perform a same day inspection. All re-inspection fees must be paid prior to Final Inspection.

Certificates of Occupancy shall not be issued until the required departments have given their approval and all fees have been paid.

A solid waste assessment fee will be due upon issuing a C.O.