

King William County Building Department Inspection Information

INSPECTION REQUEST: (804)769-4969 *Same day inspections if requested by 8:00am*

To request an inspection you must provide the following:

1. Permit Number
2. Type of inspection

All County & State regulations must be followed during construction.

The King William County Building Department will assist Zoning in enforcement of Erosion & Sediment Control. The KWBD will not perform inspections until all E&S regulations are met.

SITE REGULATIONS:

1. Property owners are required to follow all County and State Erosion and Sediment Control Regulations, per Sections 30-71 through 30-78 of the King William County Code. A final Certificate of Occupancy will not be issued until compliance with E&S regulations has been verified by the County Erosion and Sediment Control Inspector.

A handout with a summary of these regulations is available in the Planning and Building Office, and is provided to anyone who applies for a Land Disturbance permit through the County.

2. In keeping with County and State E&S regulations, disturbed areas must be mulched/seeded at the time of final inspection.
3. In accordance with Section 14-233 of the King William County Property Maintenance Code, all onsite trash and debris must be deposited into a dumpster or appropriate trash receptacle at the end of the working day.

REQUIRED INSPECTIONS:

1. Footing: Required after strip and pier footings have been excavated, forms and grade stakes have been installed, and before concrete has been poured.
2. Projection: Required after block has been laid, including piers, vents, and anchor bolts, but before walls are backfilled.
3. Slab: Required after base gravel and vapor barrier have been installed (insulation if required).

Ground Work: Required for slabs with plumbing.
Piping must have pressure test of 80 psi on all water lines.
Sewer/septic lines must be filled with water along with a 10 ft. head to verify there are no leaks.
Piping must be exposed for inspection.
4. Foundation/
Floor Joist: Required when all masonry, mud sills, girders, and floor joists have been completed.
All required blocking, girder shims, and double joists must be installed.

Floor sheathing must NOT be installed at time of inspection.

Interior grading must be completed.

5. Basement: An additional inspection is required for basement walls to verify drain tile and water proofing.
6. Veneer: Required when all sheathing, windows, and doors have been completely installed, but before siding installation.
All windows and doors must be installed per manufacturer's instructions.
All exterior flashing must be installed.
Roof must be at minimum papered. Shingles may or may not be installed. Proof of ice shield must be evident where required.
House wrap must be installed at time of veneer inspection.
7. Rough-in inspections:
In King William County all rough- in inspections must be completed and inspected at the same time.
 - a. Plumbing: Required when all drain, waste, vent, and water distribution piping has been installed.
Drain, waste, and vent lines shall be filled with water or provide min 5psi positive air pressure.
Water piping shall be provided with either working water pressure or min 80 PSI air pressure at time of inspection.
 - b. Mechanical: Required when duct work, boots, returns, refrigerant lines and condensate lines have been installed.
All duct seams must be exposed for inspection of sealant. Insulation may be held back in these areas.
 - c. Rough Interior Gas: Required when all gas lines have been installed. Min 15 PSI pressure test is required on all lines.
 - d. Pre-fab gas: Required when gas unit has been set, but before enclosed.
Manufacturer's installation instructions must be on site for inspection.
 - e. Tank Gas: Required after placement of the tank but before connection or backfilling (if in-ground tank).
 - f. Framing: Required when all framing has been completed and roofing/shingles have been installed.
 - g. Electrical: Required when all wires and boxes have been installed.
All grounds must be connected and metal boxes must be grounded.
All smoke alarms should be wired and labeled (S) for smoke.
CO detector must be installed and marked.
 - h. Current: Required when meter & SE cable has been set and 1-GFCI protected 20amp receptacle & breaker for temporary current has been installed.
8. Insulation: Required after all rough-in inspections have been completed and **before drywall** is installed.
Accessible ceiling and floor areas may be insulated by final inspection.
All covered attic floor area and sloped ceiling area must be batted R-38.

- 9. Throat: Where applicable, required when the firebox has been completed, but before setting of the first flue liner.
- 10. Water: Required when waterline has been installed in trench and before backfill.
- 11. Septic: Required when septic/sewer line has been connected and before backfill.

Note: Throat, water, and septic inspections may be completed at any time during construction but before the Final Inspection.

- 12. Final: Required after drywall has been finished and all fixtures have been installed. All trades must be completed. Furniture or personal belongings may NOT be installed. Certificate of Termite treatment and Health O.P. is required at or before Final Inspection.

CERTIFICATE OF OCCUPANCY:

A **C.O.** is issued once the Final Inspection, Health Dept., Zoning, and any other County or State office requirements have been approved and finalized.

The E911 number for the residence must be permanently posted before a C.O. is issued.

King William County does not issue a Temporary C.O.

INSPECTION NOTES:

- 1. If the inspector must enter a furnished home, the owner or an approved representative of the owner must be present at the time of inspection.
- 2. Steps are required on all buildings. Ladders, pallets, chicken ladders, and stacked CMU are not to be used. If we cannot enter the building, inspections will not be performed.
- 3. The original set of county approved plans is required at time of inspections for review by the Building Inspector.
- 4. This is a list of the minimum inspections for a residential dwelling. Depending upon special conditions of the residential project, added inspections could be required.

For further information contact:

King William Building Department: (804)769-4969

Office hours are 8:30 am to 11:00 am Monday thru Friday.
Inspection hours are 10:00 am to 3:30 pm Monday thru Friday.
Business hours are 8:30 am to 4:30 pm Monday thru Friday.