

# Inspection Type

## 1. ZONING INSPECTION TYPES

### **a. Footing – (ZFI)**

**When Required:**

After the post holes or footing is dug and prior to placing any concrete in the post hole or footing trench.

**Description:**

The inspector will check the placement of the post holes to make sure they meet any setback restrictions and to ensure they are placed on the correct property; if the inspector cannot determine where the property line is, they may request a survey to be completed.

### **b. Setback (SETB)**

**When Required:**

After the foundation is complete and prior to major framing.

**Description:**

The inspector will verify that the building foundation layout matches the approved plans; the inspector will verify that the foundation meets the setback requirements; if the inspector cannot determine where the property line is, they may ask for an as-built survey which will need to be submitted to [permits@oceancitymd.gov](mailto:permits@oceancitymd.gov) within 14 days after the inspector visits the site.

### **c. Building Height (BDHT)**

**When Required:**

Once the top floor or story has been framed. All buildings require this inspection except for single-family dwellings or duplexes/two-family dwellings.

**Description:**

The inspector will verify the height of the building to make sure it meets the zoning height restrictions. The height is measured to the top plate of the uppermost floor or story.

### **d. Zoning Final (ZCO)**

**When required:**

Once the project is complete and all other inspections, including building related inspections, have been approved.

**Description:**

The inspector will verify that the final site and building have been constructed in accordance with the approved plans; the inspector will verify parking, number of bedrooms, site layout, exterior ADA/FHA parking and site related components, etc.

### **e. Miscellaneous (CNSL)**

**When Required:**

This is used for consultations where a permit has not been applied for or issued and typically is accompanied with a fee. This may be for site or project analysis in an effort to assist the project designer.

## 2. BUILDING INSPECTION TYPES

### **a. Footing – Building (FOOT)**

**When Required:**

The footing inspection is made after excavations are complete and prior to pouring any concrete. This includes any pile caps or grade beams.

**Description:**

The inspector will check the depth and width of the excavation; the soil to make sure that it is stable and not soft or filled with water; the clearance of the reinforcing steel from the soil; the size, placement, and overlap length of the reinforcing steel; approximate location and shape of the excavations; etc.

**b. Foundation (FDN)****Block/Masonry Wall -****When Required:**

The foundation inspection is made when the block foundation has been laid and prior to pouring any grout in the block cells.

**Description:**

The inspector will check the blockwork to make sure that the head and bed joints meet the required thickness; location and size of rebar installed within each cell; blockwork uses the correct size block units; flood vents and crawlspace foundation vents are properly located; etc.

**Concrete Wall -****When Required:**

The foundation inspection is made when all forms and reinforcing steel/rebar are in place and prior to pouring any concrete.

**Description:**

The inspector will check the formwork to make sure that the forms are clean and free of any debris or trash; the wall thickness is correct; the size, placement, and overlap length of the reinforcing steel; flood vents and crawlspace foundation vents are properly located; etc.

**Pilings -****When Required:**

After all piles have been installed.

**Description:**

The inspector will check to make sure the pile locations match the approved plans; if wood or concrete pilings are used, the inspector will verify the correct diameter has been installed.

**c. Slab (SLAB)****When Required:**

Prior to pouring flatwork concrete such as: crawlspace slabs; garage slabs; turned-down footing slabs; floor slabs; etc.

**Description:**

The inspector will check the soil to make sure it is stable and not soft or saturated with water; placement of any vapor barrier; size, type, placement, and overlap length of any reinforcing steel/rebar or welded wire fabric (wwf); proper thickness of the slab is clearly marked; depth of stone base if required; etc.

**d. Elevation Certificate - Under Construction (EVCT)****When Required:**

After the foundation is installed or elevated.

**Description:**

After the foundation is installed, and prior to major framing, a licensed land surveyor or engineer shall provide an Under Construction Elevation Certificate to [permits@oceancitymd.gov](mailto:permits@oceancitymd.gov) for review; this is to verify that the height of foundation meets the elevation requirements for the flood hazard area the building is located in.

#### **e. Sheathing & Strapping (SHTG)**

**When Required:**

After framing is substantially complete and before the water-resistive barrier (house wrap, Tyvek, etc.) is installed.

**Description:**

The inspector will look at the strapping, hold-down devices, hurricane clips, and any other connectors that may be concealed after the water-resistive barrier (house-wrap, Tyvek, etc.) is installed; the inspector will look at the roof and wall sheathing to make sure it is the correct type specified and the nailing pattern; they will verify that the nails are the correct spacing and type, and that they are not excessively over-driven into the sheathing.

#### **f. Framing (FRM)**

**When Required:**

After all rough-in inspections are approved (if applicable) and prior to concealment of any framing components.

**Description:**

The inspector will check to make sure joists, studs, rafters, posts and columns, steel beams, etc. are the correct size and have proper bearing and joist hangers and foundation anchor bolts and hold-down devices are in the correct locations; exterior doors and windows will need to be installed (where applicable) and the manufacturer's sticker on the windows and doors will need to stay in place until after the inspection is approved.

#### **g. Close-in/Firestop – Building (FCLK)**

**When Required:**

Prior to concealing any fire-resistance rated walls, floors, or other assemblies. This is typically performed after all rough-in inspections are complete, with the exception of fire walls that are built concurrently with construction. If part of a bathroom, kitchen, or other unit renovation, this is required prior to installing any finish material such as cabinetry, tub/showers, wallboard (drywall/sheetrock), etc.

**Description:**

The inspector will verify that any draft-stopping, fire-blocking, fire caulking or foam, fire collars, pipe, duct, and wire penetrations, mineral wool, etc. are in place and properly installed; in renovation projects, the inspector will pay close attention to any holes, openings, penetrations, etc. in the floor, especially where plumbing drains and pipes are exposed, and in walls where any pipes, ducts, or electrical components penetrate; when part of a fire-resistance rated wall or assembly, and the assembly requires multiple layers of wallboard (sheetrock/drywall) the inspector may require inspections as each layer is applied.

#### **h. Close-in/Firestop – Fire (FCI)**

**When Required:**

Prior to concealing any fire-resistance rated walls, floors, or other assemblies. This is typically performed after all rough-in inspections are complete, with the exception of fire walls that are built concurrently with construction. If part of a bathroom, kitchen, or other unit renovation, this is required prior to installing any finish material such as cabinetry, tub/showers, wallboard (drywall/sheetrock), etc.

**Description:**

This inspection is completed by the Fire Marshal's Office. The inspector will verify that any draft-stopping, fire-blocking, fire caulking or foam, fire collars, pipe, duct, and wire penetrations, mineral wool, etc. are in place and properly installed; in renovation projects, the inspector will pay close attention to any holes, openings, penetrations, etc. in the floor, especially where plumbing drains and pipes are exposed, and in walls where any pipes, ducts, or electrical components penetrate; when part of a fire-resistance rated wall or assembly, and the assembly requires multiple layers of wallboard (sheetrock/drywall) the inspector may require inspections as each layer is applied.

#### **i. Insulation (INSL)**

**When Required:**

Prior to concealing any insulation, which includes batt, spray-applied foam, XPS, EPS (Styrofoam), etc.

**Description:**

The inspector will check the insulation values of batt, XPS, EPS, etc. and to make sure all areas have been properly insulated; some areas (such as attics or crawlspaces) may need a fire barrier added to the insulation and the inspector may ask for documentation which shows this.

#### **j. Elevation Certificate – Finished Construction (EVFC)**

**When Required:**

After the building is substantially complete and grading is complete. This is required when an Elevation Certificate UC is required.

**Description:**

After substantial completion of the building, and after grading is complete, a licensed land surveyor or engineer shall provide a Finished Construction Elevation Certificate to [permits@oceancitymd.gov](mailto:permits@oceancitymd.gov) for review; a review will to verify that the height of foundation and any mechanical and/or electrical equipment meets the elevation requirements for the flood hazard area the building is located in and that enough flood openings have been installed.

#### **k. Building Final (BFN)**

**When Required:**

After all other inspections have been approved. This is the last inspection for the project.

**Description:**

The inspector will check to make sure the project is complete and in accordance with the approved plans; stair geometry will be measured; ADA/FHA related items will be measured (if applicable); egress and occupant loads will be verified to make sure they match the approved plans; etc.

#### **l. Air Leakage Test (BDOR)**

**When Required:**

After the building is substantially complete.

**Description:**

The air leakage test (blower door) test is used to verify the “tightness” of a building, and is generally for new construction. The Town currently does not perform air leakage tests and this test will need to be completed by an approved 3<sup>rd</sup> party. Once the test is completed, results are to be forwarded to [permits@oceancitymd.gov](mailto:permits@oceancitymd.gov) as proof the building is in compliance with the energy code.

#### **m. Materials (SW2)**

**Windows/Doors -**

**When Required:**

Only applicable for replacement window and door projects. When windows/doors are onsite, prior to installation, and prior to removal of the existing windows/doors.

**Description:**

The inspector will verify the DP rating, U-Factor, and SHGC of the new windows/doors, prior to removal of the existing units.

**n. Health Dept – Food (HDCO)**

**When Required:**

Before final building inspection is requested.

**Description:**

The Health Department has oversight of work relating to food service and includes food prep areas, cooking, ventilation, dining/eating locations, etc. When a project involves the Health Department, approval from the Health Department is required prior to requesting a final building inspection.

**o. Health Dept – Pools (HDPF)**

**When Required:**

Before final building inspection is requested. Pool inspections do not apply to one- and two-family residential dwellings or townhomes, unless the pool is shared or access is provided to all units.

**Description:**

The Health Department has oversight of work relating to pools and includes fences/gates/barriers, covers, equipment, chemical storage, etc. When a project involves the Health Department, approval from the Health Department is required prior to requesting a final building inspection.

**p. Elevator Final (ELEV)**

**When Required:**

Before final building inspection is requested. Elevator inspections do not apply to one- and two-family residential dwellings or townhomes.

**Description:**

The Maryland Department of Labor requires certification from a third party relating to the inspection and testing of elevators. Once the elevator has been inspected, tested, and approved, the results will need to be sent to [permits@oceancitymd.org](mailto:permits@oceancitymd.org) as proof the elevator is in compliance with the State requirements.

**q. Miscellaneous (REIN)**

**When Required:**

This is used when an inspection request doesn't fit into any other category.

**3. SPECIAL INSPECTION TYPES**

**Notes:**

i. Special Inspections are required by section 1705.1 of the IBC and are not performed by Town of Ocean City staff.

ii. The design professional (architect or engineer) for the project shall prepare a statement of special inspections and provide a copy to the contractor and the Town.

iii. Special inspection results are to be sent to the Building Official for review.

iv. A project will not receive final approval until all results are reviewed and approved by the Building Official.

#### **a. Special Inspection Types (SPIN)**

- Steel Construction
- Concrete Construction
- Masonry Construction
- Wood Construction
- Soils
- Deep Driven Foundations
- CIP Deep Foundations
- Fabricated Items
- Wind Resistance
- Seismic Resistance
- Seismic Resistance Testing
- Sprayed Fire-Resistant Materials
- Mastic & Intumescent Fire-Resistant Coatings
- EIFS - Exterior Insulation Finish Systems
- Fire-Resistant Penetrations & Joints
- Smoke Control

### **4. MECHANICAL & ELECTRICAL INSPECTION TYPES**

#### **a. Mechanical Rough-in (MRI)**

**When Required:**

Prior to framing inspection, prior to concealment or insulation of any portion of the mechanical system, and after all mechanical rough-in work is substantially complete.

**Description:**

The Town currently does not perform mechanical inspections and the inspection is to be performed by one of our approved 3<sup>rd</sup> party inspection agencies. Once the inspection is approved, the 3<sup>rd</sup> party inspection agency will need to provide proof to the Town that the rough-in inspection is approved.

#### **b. Duct Leakage Test (DUCT)**

**When Required:**

After all mechanical work is completed in its entirety.

**Description:**

The duct leakage test is used to verify the “tightness” of any ducts and is generally for new construction. The Town currently does not perform duct tests and this test will need to be completed by an approved 3<sup>rd</sup> party. Once the test is completed, results are to be forwarded to [permits@oceancitymd.gov](mailto:permits@oceancitymd.gov) as proof the duct system is in compliance with the energy code. This test is not required if the mechanical and duct system is entirely within the building thermal envelope.

#### **c. Mechanical Final (MECH)**

**When Required:**

After all mechanical work is completed in its entirety.

**Description:**

The Town currently does not perform mechanical inspections and the inspection is to be performed by one of our approved 3<sup>rd</sup> party inspection agencies. Once the inspection is approved, the 3<sup>rd</sup> party inspection agency will need to provide proof to the Town that the rough-in inspection is approved.

#### **d. Electrical Rough-in (ERGH)**

**When Required:**

Prior to framing inspection, prior to concealment or insulation of any portion of the electrical system, and after all electrical rough-in work is substantially complete.

**Description:**

The Town currently does not perform electrical inspections and the inspection is to be performed by one of our approved 3<sup>rd</sup> party inspection agencies. Once the inspection is approved, the 3<sup>rd</sup> party inspection agency will need to provide proof to the Town that the rough-in inspection is approved.

#### **e. Electrical Final (EFNL)**

**When Required:**

After all electrical work is completed in its entirety.

**Description:**

The Town currently does not perform electrical inspections and the inspection is to be performed by one of our approved 3<sup>rd</sup> party inspection agencies. Once the inspection is approved, the 3<sup>rd</sup> party inspection agency will need to provide proof to the Town that the rough-in inspection is approved.

### **5. PLUMBING INSPECTION TYPES**

#### **a. Sewer Main (SEWE)**

**When Required:**

Prior to covering the installed sewer line with soil, concrete, pavement, flatwork, etc.

**Description:**

The inspector will verify the correct piping/tubing material and size; proper trench bedding to ensure no debris, rocks, construction waste, etc. is in the trench; proper depth; protection against incompatible materials (e.g. copper in contact with concrete); and a pressure or leak test if required. Air is not to be used for pressure testing on any plastic piping/tubing unless specifically allowed by the manufacturer.

Sewer piping/tubing may be required to be tested with a 10' head of water. This is typically done by attaching a vertical 10' section of piping to the highest point on the piping/tubing under test. The water in the 10' vertical section is not permitted to lower within a 15min. timeframe as that would be indicative of a leak in the system.

As an alternative where prior approval is given by the inspector, a visual only inspection may be performed.

#### **b. Water Service Main - Without Fire Suppression System (WSMI)**

**When Required:**

Prior to covering the installed water line with soil, concrete, pavement, flatwork, etc.

**Description:**

The inspector will verify the correct piping/tubing material and size; proper trench bedding to ensure no debris, rocks, construction waste, etc. is in the trench; proper depth; protection against incompatible materials (e.g. copper in contact with concrete); and a pressure or leak test if required. Air is not to be used for pressure testing on any plastic piping/tubing unless specifically allowed by the manufacturer.

Water piping/tubing may be required to be tested with water (hydrostatic test) at the operating pressure of the water supply system. The pressure is not permitted to lower within a 15min. timeframe as that would be indicative of a leak in the system. As an alternative where prior approval is given by the inspector, verification at the water meter may be used. The water meter shall not show any flow of water within a 15min. timeframe as that would be indicative of a leak in the system.

#### **c. Water Service Main - With Fire Suppression System (WSMI)**

**When Required:**

Prior to covering the installed water line with soil, concrete, pavement, flatwork, etc.

**Description:**

The inspector will verify the correct piping/tubing material and size; proper trench bedding to ensure no debris, rocks, construction waste, etc. is in the trench; proper depth; protection against incompatible materials (e.g. copper in contact with concrete); and a pressure or leak test if required. Air is not to be used for pressure testing on any plastic piping/tubing unless specifically allowed by the manufacturer.

**2" and smaller:**

Water piping/tubing shall be required to be tested with water (hydrostatic test) at the operating pressure of the water supply system. The pressure is not permitted to lower within a 15min. timeframe as that would be indicative of a leak in the system. As an alternative where prior approval is given by the inspector, verification at the water meter may be used. The water meter shall not show any flow of water within a 15min. timeframe as that would be indicative of a leak in the system. The inspector will verify the meter size, piping type, size, etc.

**d. Water Service Main - With Fire Suppression System (WMFA)****When Required:**

Prior to covering the installed water line with soil, concrete, pavement, flatwork, etc.

**Larger than 2":**

The plumbing inspector and Fire Marshal's Office would both need to inspect the installation. The plumbing inspector will verify meter size, material, depth, etc. and the Fire Marshal's Office will conduct the hydrostatic test and inspect any thrust blocks or restrained joint fittings, etc. The installing contractor will need to coordinate the inspection with both the plumbing inspector and Fire Marshal's Office prior to concealing any work.

**e. Plumbing Underslab/Underground (PUNG)****When Required:**

Prior to covering any installed drain, sewer, fire service line, water service line, etc. placed in a trench under a concrete/asphalt slabs and flatwork.

**Description:**

The inspector will verify the correct piping/tubing material and size; proper trench bedding to ensure no debris, rocks, construction waste, etc. is in the trench; proper depth; protection against incompatible materials (e.g. copper in contact with concrete); and a pressure or leak test if required. Air is not to be used for pressure testing on any plastic piping/tubing unless specifically allowed by the manufacturer.

Sewer/drain/waste piping/tubing may be required to be tested with a 10' head of water. This is typically done by attaching a vertical 10' section of piping to the highest point on the piping/tubing under test. The water in the 10' vertical section is not permitted to lower within a 15min. timeframe as that would be indicative of a leak in the system.

Water piping/tubing may be required to be tested with water (hydrostatic test) at the operating pressure of the water supply system. The pressure is not permitted to lower within a 15min. timeframe as that would be indicative of a leak in the system. As an alternative where prior approval is given by the inspector, verification at the water meter may be used. The water meter shall not show any flow of water within a 15min. timeframe as that would be indicative of a leak in the system.

**f. Plumbing Rough-in (PRI)****When Required:**

Prior to framing inspection, prior to concealment or insulation of any portion of the plumbing system, and after all mechanical and electrical rough-in work is substantially complete.

**Description:**

The inspector will verify the correct piping/tubing material and size; proper support of piping/tubing; proper protection using nail plates, etc.; and potential fixture clearance issues.

Sewer/drain/waste piping/tubing may be required to be tested with a 10' head of water. This is typically done by attaching a vertical 10' section of piping to the highest point on the piping/tubing under test. The water in the 10' vertical section is not permitted to lower within a 15min. timeframe as that would be indicative of a leak in the system.

Water piping/tubing may be required to be tested with water (hydrostatic test) at the operating pressure of the water supply system. The pressure is not permitted to lower within a 15min. timeframe as that would be indicative of a leak in the system. As an alternative where prior approval is given by the inspector, verification at the water meter may be used. The water meter shall not show any flow of water within a 15min. timeframe as that would be indicative of a leak in the system.

#### **g. Water Main Flush (WATE)**

##### **When Required:**

After the connection of a combined fire & water main service to the city water supply is made, the service is run in close proximity to the building, and prior to backfilling the trench.

##### **Description:**

The contractor will open the main service valve to allow water to freely flow out of the combined fire & water main service. The inspector will witness this process and once it is determined that the service has been sufficiently flushed, the contractor is to shut off the main service valve. The purpose of this inspection is to verify that any dirt, stones, or other debris has been flushed out of the service.

#### **h. Shower Liner (SHOW)**

##### **When Required:**

If a shower liner is installed in lieu of a prefabricated shower base, this inspection is required after the liner is installed and prior to covering any portion of the liner.

##### **Description:**

The inspector will verify there are no signs of leakage of the shower liner. The test shall consist of plugging the shower drain and filling the shower floor area with water. The depth of the water shall not be less than 2" deep at its shallowest measurement. If needed, the shower curb height may need to be temporarily increased to accommodate a min. 2" of water depth. There shall be no signs of water leakage within a 15min. timeframe.

#### **i. Backflow Test (BACK)**

##### **When Required:**

Whenever a testable backflow prevention device is installed, the owner/applicant/agent/contractor shall contract with an independent licensed company to perform a backflow prevention device test and certification prior to requesting a final plumbing inspection.

##### **Description:**

The Town is to receive all backflow prevention device testing and certification results, which are to be sent to [permits@oceancitymd.gov](mailto:permits@oceancitymd.gov). The results will be reviewed and verified the test was performed by a licensed professional.

#### **j. Plumbing Final (PFNL)**

##### **When Required:**

After all plumbing fixtures, appliances, piping, etc. are installed and the plumbing scope of work is completed in its entirety.

##### **Description:**

The inspector will check all plumbing fixtures by running hot and cold water at each fixture; a visual inspection of the drains will be completed to verify if there are any leaks in the exposed piping; the inspector will verify the correct temperature of hot or tempered water; measure proper clearances around fixture, etc.

#### **k. Cap-off (PCAP)**

**When Required:**

Immediately after the complete demolition of a building that has a water/sewer connection.

**Description:**

The inspector will verify the sewer and water lines have been capped-off with permanent fittings and the cap-offs are at least 12" below grade.

### **6. FUEL GAS INSPECTION TYPES**

#### **a. Gas Rough-in (FSRI)**

**When Required:**

Prior to framing inspection and after all gas piping/tubing has been installed.

**Description:**

The inspector will verify the proper placement of nail plates to protect piping/tubing; location of concealed joints; proper securing/strapping/support of piping/tubing; correct piping/tubing application; etc.

#### **b. Gas Pressure Test (GASP)**

**When Required:**

Prior to framing inspection and after all gas piping has been installed, and may be requested to be done at the same time as the Gas Rough-in. This inspection may also be requested where the utility is requesting a Gas Pressure Test to be approved in order to install the gas meter for service/reconnection.

**Description:**

The inspector will witness an air test placed on the gas piping/tubing; the test shall hold 15psi for 15min with a max. 30psi gauge; there shall be no drop in pressure that would be indicative of a leak in the system.

#### **c. Gas Final (FFNL)**

**When Required:**

After all gas fixtures, appliances, equipment, piping, etc. are installed and the scope of work is completed in its entirety.

**Description:**

The inspector will verify proper vent termination and location; vent length/height/slope; condensate drain installation; gas regulator size, pressure, and location; proper operation of all gas appliances and equipment; final connections and terminations, etc.

### **7. Marine Inspection Types**

#### **a. Marine Deadmen (MBLK)**

**When Required:**

When the deadmen have been completely installed and prior to covering them with soil, asphalt, concrete, etc. If the deadmen are concrete, the inspection needs to take place prior to pouring any concrete.

**Description:**

The inspector will verify proper type of deadmen have been installed and the spacing matches the approved permit application and plans.

**b. Marine Final (MFNL)****When Required:**

After all marine construction has been completed in its entirety.

**Description:**

The inspector will verify the completed construction matches the approved plans. Piers, platforms, pilings, poles, lifts, etc. will be measured to ensure the construction does not extend further than what was approved by the Board of Port Wardens.

**c. Marine Material (MAT)****When Required:**

When materials have been delivered onsite prior to installation.

**Description:**

The inspector will verify the materials used for marine construction match the minimum Town of Ocean City standards, and the approved permit application and plans. The inspector will look at any pressure preservative-treated lumber, sheet-piles, poles, pilings, etc. and verify that they are approved for installation.