

REQUIRED BUILDING INSPECTIONS

RESIDENTIAL

(IN ORDER)

1. TRENCH OR SPREAD FOOTING FOR HOUSE (Basement Footing): done BEFORE POURING; will be checked for:
 - a. Width and depth of footing per plan and code requirements
 - b. Location of footings per Plot Plan and Zoning Requirements
 - c. Soil conditions

2. BACKFILL FOR FOUNDATION WALLS: Inspector will check for:
 - a. *Blocked basements: must be parged—3/8" cement plaster and foundation coating applied.
 - b. *Poured basements: pins must be removed and filled with foundation coating applied.
 - c. Walls braced, see attached sheet.

3. TRENCH FOOTING FOR ATTACHED GARAGE
 - a. A Foundation Survey (as-built) is require after the Garage Trench is schedule/approved by the Building Inspector. Email is an option llowe@oxfordtownship.org
 - b. Zoning Inspector will perform the review and/or inspection on Wednesday – any work performed prior to Zoning Inspector approval is at builders own risk.
 - c. No future inspections Building/Trade will be granted until approval of the Foundation Survey (As-built) is approved.

4. SAND INSPECTION FOR FLOOR OF GARAGE AND GRAVEL INSPECTION FOR BASEMENT – NOT ALWAYS READY AT THE SAME TIME (separate inspection called in): to be done BEFORE POURING, checked for:
 - a. Compaction, Finished Floor Grade Line, and Stanchion Posts.

5. ROUGH BUILDING
**PRIOR TO ROUGH BUILDING INSPECTION, all rough inspections on all trade permits must be approved before final inspection can be scheduled.

6. INSULATION

7. BRICK FLASHING: Not all buildings have brick – there isn't a specific time – other than when the brick is ready for an inspection.

8. FINAL BUILDING
**PRIOR TO FINAL BUILDING INSPECTION, all final inspections on all trade permits must be approved before final inspection can be scheduled.
 - a. All floor areas that may be subject to water must be sealed or have finished waterproof flooring.
 - b. All interior and exterior trim, caulk, and paint/stain must be complete.
 - c. Final grade with a grading certificate of elevation has to be to the Building Department prior to final building inspection. Email Option: llowe@oxfordtownship.org

NEW SEPTIC AND WELL PROPERTIES:

- No building permits are allowed to be issued until well and septic permits have been issued by Oakland County and supplied to the Building Department.
- Further **no** Certificates of Occupancy will be issued until all **FINAL** water and sewer inspections have been approved by Oakland County and proof of has been supplied to the Building Department Contact: Oakland County Health Division 248-858-1312 Michael G. Pylar, Senior Public Health Sanitarian.

*STEEL WALLS ARE GENERALLY IN NON-RESIDENTIAL SITUATIONS. WHEN THE WORK IS READY FOR AN INSPECTION, IT'S ALMOST ALWAYS AFTER PLUMBING AND ELECTRICAL ARE ROUGH INSPECTED.

MILEAGE

NEW RESIDENTIAL BUILDING MILEAGE (INSPECTION 9-10) = \$5.00 per inspection

DECK: 2 INSPECTIONS	1. POST HOLE 2. FINAL
REMODEL: 2 INSPECTIONS	1. ROUGH 2. FINAL
ADDITION: 2- 3 INSPECTIONS	NOTED ABOVE #1, #5, #8

SHED:

- LESS THEN 200 SQFT: ONLY ZONING PERMIT NO BLDG. INSPECTION
- MORE THEN 200 SQFT: ZONING PERMIT AND BLDG. INSPECTION NOTED ABOVE #1, #8

BASEMENT REMODEL/ADDITIONAL WINDOW OR CHANGE IN FRAME/MOBILE HOME - N/A ZONING BUT REQUIRES BLDG. PERMIT (ALL REQUIRE 1. ROUGH 2. FINAL EXCEPT MOBILE HOME 1. FINAL)

C OF O

1 ORIGINAL IN BLDG. FILE
2 COPIES TO CLERK HIGHLIGHT BOND REFUND AND TO BE PAID
1 COPY TO DEPUTY CLERK IF ON SEWER
1 COPY TO PERMIT HOLDER
1 COPY TO CONTRACTOR

BRACING FOUNDATION TO CHECK AND SUPERVISE

SUGGESTED METHOD

Use 2 x 8 planks 6'0" long and approximately 10'0" apart braced against the wall with 2 x 8 planks, using concrete column footings as an anchor.

This should be done at all times of the year in order to prevent wall movement and cracking from machine backfilling and settling of ground after backfilling.

