



Construction Services Division

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Inspection Requirements

Note: All permits require at least a final inspection.

BUILDING PERMITS:

FOUNDATION/FOOTING INSPECTION

1. All trenches must be excavated and/or forms erected in accordance with the size(s) and configuration(s) as per approved plans.
2. The bottom of all foundation/footings including monolithic pours, must be a minimum of 12" (inches) below the finish grade.
3. All steel reinforcement must be in place; and properly sized, spaced, overlapped and supported.
4. Foundation survey shall be provided or property markers shall be exposed and strung up to verify property setback requirements.
5. All concealed electrical, plumbing or mechanical components must be completed, inspected and approved by the appropriate Bureaus.

SLAB INSPECTION

1. All trenches must be excavated and/or forms erected in accordance with the size(s) and configuration(s) as per approved plans.
2. Area within excavation or forms must be properly compacted.
3. Provide certification of soil treatment where required.
4. Vapor barrier and steel reinforcement must be in place, properly overlapped and supported.
5. All concealed electrical, plumbing or mechanical components must be completed, inspected and approved by the appropriate Bureaus.

LINTEL/TIE BEAM INSPECTION

1. Masonry walls must be complete and steel reinforcement in place, and properly overlapped and supported.
2. All lintel/tie beams must be installed and/or forms erected in accordance with the size(s) and configuration(s) as per approved plans.
3. All forms must be properly braced, supported and tightly constructed
4. All cleanouts must be provided and the vertical cell cleaned of all debris.
5. All concealed electrical, plumbing or mechanical components must be completed, inspected and approved by the appropriate Bureaus.
6. Provide certificate of elevation when required (flood zones).

FRAMING INSPECTION

1. All framing, bracing, firestopping, draftstopping, sheathing materials and anchoring devices must be in place and installed in accordance with the type, size(s) and configuration(s) on the approved plans.
2. Walls, partitions, floors, floor/ceiling and roof/ceiling assemblies must be installed in accordance with the approved plans.
3. Rooms, spaces, corridors and doorways shall be sized and configured in accordance with the approved plans.
4. The building must be weather-tight and the roof covering, windows and doors installed and completed.
5. Fireplace and chimney must be installed and provide the proper clearances.
6. Every sleeping room in dwelling and dwelling units must have emergency egress openings (windows) which shall be sized and installed per code.
7. Attic and crawl space ventilation must be provided.
8. All concealed electrical, plumbing and mechanical components must be completed, inspected and approved by the appropriate Bureaus.
9. Provide certificate of elevation when required (floor zone).

INSULATION INSPECTION

1. Framing inspection approval required before insulation inspection can be performed.
2. All concealed insulation, i.e., batts, blankets, foils, etc., must be in place, properly fastened and supported in accordance with the approved plans and industry standards.
3. All exterior envelope penetrations shall be caulked and sealed.
4. Baffles or an equivalent method of protecting attic ventilation must be provided.

FINAL INSPECTION

1. The building or structure must be substantially complete and ready for occupancy, or the work for which the permit is required, must be complete.
2. All life safety systems and accessories must be in place and functional.
3. All required fire stopping and draft stopping must be installed, i.e., penetrations, vertical/horizontal assemblies, smoke walls, etc.
4. All stairs, handrails and guardrails must be installed and finished.
5. Attic and crawl space access and ventilation must be completed
6. Attic insulation must be completed and certificate of insulation displayed.
7. All safety glazing at hazardous locations must be in place and properly identified.
8. All ramps, facilities and accessories to accommodate the handicapped must be in place.
9. All refuse bin/container screening enclosure(s) must be installed and accessible.

SPECIALTY BUILDING INSPECTIONS:

SIDING PRE-INSPECTION

1. Pre-inspection required on existing building only before the application of siding materials ,i.e., aluminum, vinyl, stucco, etc.
2. Repairs to existing framing, sheathing and/or siding must be complete to maintain soundness and structural integrity of wall.

LATHING INSPECTION

1. Framing inspection approval required before lathing inspection can be performed.
2. Lathing inspection required when lathing, i.e., metal, plaster or drywall is installed for fire protection purposes.
3. Lathing must be in place, properly overlapped and fastened in accordance with the approved plans and/or recognized assembly requirements.
4. Expansion joints, corner beads and other accessories must be in place.
5. Firestopping of all penetration and junctures of horizontal and vertical assemblies must be in place.

POOL STEEL INSPECTION

1. All trenches must be excavated and/or forms erected in accordance with the size(s) and configuration(s) as per approved plans.
2. All steel reinforcement must be in place; and properly sized, spaced, overlapped and supported.
3. Foundation survey shall be provided or property markers shall be exposed and strung up to verify property setback requirements.
4. All concealed electrical and plumbing components must be completed, inspected and approved by the appropriate Bureaus.

STEEL FRAMING INSPECTION

1. All structural steel framing, bracing, firestopping, draftstopping, sheathing materials and anchoring devices must be in place and installed in accordance with the type, size(s) and configuration(s) on the approved plans.
2. All riveting, bolting, bracing, welding and uplift components must be completed.
3. All bolting and job-site welding must be certified by an engineer.
4. Fireproofing materials must be in place and installed in accordance with approved plans and/or recognized assembly requirements.

MECHANICAL PERMITS:

RESIDENTIAL ROUGH-IN INSPECTION

1. Vertical mount air conditioning and heating air handlers must be installed.
2. Secondary drain pan and drain lines installed.
3. Refrigeration lines installed.
4. Attic access, walkway and working platform.
5. Air Conditioning and heating duct work installed.
6. Bath exhaust duct work installed.
7. Dryer exhaust duct work installed.
8. Range hood duct work installed.
9. Firestat (when required).
10. Mechanical rough-in must be approved prior to building rough-in inspection

RESIDENTIAL FINAL INSPECTION

1. Grilles installed
2. Electrical disconnects installed.
3. Concrete pad for condensing unit.
4. Dryer vent installed.
5. Range hood installed.
6. Refrigerant line cover installed.

COMMERCIAL ROUGH-IN INSPECTION

1. Air handler(s) installed.
2. Secondary drain pan and drain lines.
3. Access to unit.
4. Refrigerant piping.
5. All duct work including firedampers and access doors.

COMMERCIAL FINAL INSPECTION

1. Grilles installed.
2. All equipment installed.
3. All pressurization and smoke removal systems are operational.
4. Fire and smoke sensors operational.
5. Fire and smoke dampers complete and operational.
6. Duct chases are complete.

COMMERCIAL PRESSURE TEST INSPECTION

1. Condenser water, chilled water, hot water or steam piping with associated valves and gauges are pressurized.

COMMERCIAL HOOD ROUGH-IN INSPECTION

1. All fresh air and exhaust duct(s) are installed.

COMMERCIAL HOOD (SECOND ROUGH-IN) INSPECTION

1. Combustible material has been protected.
2. Chase has been constructed.

COMMERCIAL HOOD FINAL INSPECTION

1. Hood is installed and connected to duct.
2. Firedampers and access doors (when required) are installed.
3. Grease filters are installed.
4. Fans or blowers are installed.
5. Fire suppression system is installed.

COMMERCIAL REFRIGERATION SYSTEM INSPECTION

1. Box assembly completed.
2. Blower and coils installed.
3. Electrical disconnects installed.
4. Condensate drains complete.
5. Condensing unit installed.

PETROLEUM TANK INSPECTION

1. Underground base or dead men in place.
2. Compacted fill.
3. Tank in place and anchored.
4. Pressure test.

FUEL LINE PRESSURE TEST INSPECTION

1. Lines installed with gauge and pressurization.

ELECTRICAL PERMITS:

UNDER-SLAB INSPECTION

1. All conduits, raceways, grounding, and other components must be installed in open excavations.

ROUGH-IN INSPECTION

1. All conduits, raceway boxes and other components must be in place and secured to studs and ceiling joists.
2. All panel boxes must be in place.
3. Wiring must be installed in conduits, raceways, and panels.
4. Electrical rough-in must be approved prior to the building rough-in inspection.

FINAL INSPECTION

1. All switches, receptacles, fixtures and devices must be installed.
2. All panels must have breakers installed, and have covers installed with all circuits labeled.

ELECTRICAL METER INSPECTION

1. Conduit for overhead/underground service must be properly attached. Weathered must have rain caps with conductors having proper drip loop.
2. Meter can must have a lightning arrestor, and the service must be properly grounded.

SWIMMING POOL/SPA INSPECTION

1. All metal components, deck steel, pool reinforce and pool enclosure must be bonded together.
2. One GIF receptacle must be installed in the proper location.
3. Junction box/pool light, installed must be completed.
4. Pool electrical inspection must be approved prior to pool building inspection.

PLUMBING PERMITS:

UNDER-SLAB INSPECTION

1. All underground water and sewer lines must be installed, and the excavation left uncovered. Thru-slab stub outs must be in place.

ROUGH-IN INSPECTION

1. All pipes must be properly supported, and all water and sewer lines must have the proper test pressure to check for leaks.

TUB SET INSPECTION

1. All tub and showers must be in place and all drains must be connected.
2. Tubs and showers must be able to hold water without leaking.
3. All vents must be installed and must exit properly through the roof.
4. Rough-in and tub set inspections must be approved prior to the building rough-in inspection.

FINAL INSPECTION

1. All fixtures must be installed and must be connected to the water and sewer systems.
2. All hose bibs must have a non-removable vacuum breaker.

SEWER INSPECTION

1. All piping must be in place and properly supported. Excavations are to be left uncovered until the inspection is made.
2. All cleanouts must be installed, and the line must be closed off and filled with water to check for leaks.

IRRIGATION INSPECTION

1. Backflow preventer must be installed, and all sprinkler heads and piping must be in place

THIS LIST IS INTENDED TO ITEMIZE THE MORE BASIC PROVISIONS BUT MAY NOT INCLUDE EVERY REQUIRED INSPECTION ON ANY GIVEN PROJECT. ALWAYS CHECK WITH YOUR PROJECT INSPECTOR FOR SPECIFIC DETAILS. FOR MORE INFORMATION, PLEASE CONTACT CONSTRUCTION SERVICE DIVISION AT 813-274-3100.