

Western Washtenaw Construction Authority

Building and Trade Permits and Inspections

Inspection Requirements

Site must be clearly and visibly marked with address, owner and contractors name prior to any inspections being done. A re-inspection fee and/or failed inspections may result from not posting address.

Building Inspections

Footings: After holes are dug, forms are set and ready for concrete. All footings shall be 42 inches deep. Footings for decks and garages must be inspected. Footings shall not be placed over disturbed soil. Jumps in elevation must be vertical. Weep tile connections through footings must be in place. Rebar shall be placed so that it has a minimum 2" concrete cover. Footings placed on disturbed soils or concrete that has been poured without an inspection will require a third party registered State of Michigan Engineers report.

Foundation Wall/Rebar: Must be reinforced in accordance to see R 404 and inspected

Backfill: After damp proofing is completed with drain tile and 6" of pea stone over the tile and above the top of the footing. A sock type tile or a filter fabric over the stone must be used. Anchor bolts or straps shall be in place. Organic debris removed from backfill area. Access to hole must be provided. The drain tile shall follow the damp proofing.

Subsoil: Before basement floor is placed. Posts installed and centered on footings, 4" pea stone or washed gravel floor base or sand leveled and vapor barrier installed. 2' of insulation at walkout walls with slab isolated from the exterior by insulation. Interior drain tile shall be installed and run to a sump crock or to daylight. Provisions for radon shall be installed.

Brick Flashing Inspections: After masonry base course flashing and all door and window flashings are installed and proper to any exterior finish is applied. (Not including roofing)

Rough Building: All framing completed. Electrical, mechanical and plumbing rough inspections ready and/or completed. All portions of the building must be visible. Siding, roofing, windows and doors may be installed. Engineered truss drawings and approved plans must be on site. Any modification to trusses shall have engineering approval. All firestop and draft stop must be installed.

Insulation: After insulation is installed and before drywall is installed. Vapor barrier shall be installed on all wall spaces including small spaces. Provide a proper fit in small stud spaces and cut around electrical boxes. Windows and doors insulated. Framing gaps sealed. Items not completed on Rough inspection may be inspected at this time. Vapor barrier may not be left exposed in attics etc. Time spent on good tight insulation will last the life of the house.

Blower Door Test: This is done by a certified third party.

Final Building: When house is completed. Electrical, mechanical and plumbing completed and inspected. All stairways, guardrails and handrails installed. Smoke detectors interconnected and working. One means of egress must exit to the outside. (Not through garage or sliding door).

Manchester, Bridgewater, Freedom and City of Manchester Townships

912 City Rd.

P.O. Box 556

Manchester, MI 48158

Phone 734-428-7001

Fax 734-428-1849

wwcabuild@gmail.com

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Electrical Inspections

Temporary Service: Before energized. One GFI Protected outlet required.

Permanent Service: Entrance wires run and secured. Panel bonded to ground. Circuits labeled.

Underground Electrical: All conduit or wiring run underground must be visible.

Rough Electrical: All concealed wiring run and boxes set. Grounds secured together.

Final Electrical: All wiring completed and energized. Gas line and water lines bonded. All devices installed.

Plumbing Inspections

Underground Plumbing: All plumbing run under the basement or buried in the ground inside the house. All lines must be visible.

Sewer Inspection: The drain line from the house to the septic tank or to the main sewer line.

Shower Pan Inspection: Must be inspected prior to covering of tile and other finishes.

Rough Plumbing: All concealed plumbing (supply and drain with vents) completed and pressure test in place.

Final Plumbing: All plumbing completed and functional. All fixtures installed, connected and operational. Maximum water temperatures 120 degrees for showers and bathtubs.

Mechanical Inspections

Rough Mechanical: All concealed mechanical equipment and ductwork completed. Return air chase on outside walls insulated with approved materials.

Rough Fireplace: After fireplace and flue is installed. Any portion of the fireplace not visible shall be required to be made visible.

Gas piping: All gas piping must be visible and pressure tested with 40# at time of inspection.

Mechanical Inspections Continued

Underground Piping: All in-ground ductwork or in-floor hot water heat prior to covering.

LP Tank & Line: Tank set and permanent gas line run 18" below grade and visible, protection where coming out of the ground.

Final Fireplace: All installation instructions on prefab units completed.

Final Mechanical: When all mechanical appliances are connected and operational.

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City of Manchester – Water & Sewer Inspections

There are 2 separate departments responsible for inspections and both parties MUST do inspections before covering.

From Property Lien to House: Western Washtenaw Construction Authority is responsible.

From Cleanout at property line to Curb Stop: The Village of Manchester is responsible. Please call 734-428-7877 for inspection.

Bridgewater Township – Water & Sewer Inspections

House to tank: Responsibility of Western Washtenaw Construction Authority.

Grinder pump installation: Responsibility of Bridgewater Township. Contact Dave Faust #517-403-2431.

Requirements for Certificate of Occupancy (See the CofO List)

- All required inspections completed.
- Health department Certificate of Approval issued.
- All additional inspection fees paid.
- Blower door test certificate.
- Insulation certificate.
- Zoning approval (Where required).
- Temporary CofO may be granted with the Building Official's approval and a fee of \$50.00 paid.

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