



## **Required Inspections for Residential Buildings**

The following list outlines the required inspections, after a permit is obtained, throughout the process of a residential building project. Please contact the Code Enforcement office with questions or to schedule your inspection. Please provide at least 48 hours' notice for inspection requests.

Phone: 207-288-3329

Hours: Monday – Friday 8:30am – 5pm

### **Building Inspections:**

#### Foundation:

Pre-pour footing(s): Forms in place prior to pouring of concrete

Pre-pour wall(s): Rebar in place both horizontal and vertical if needed

Pre-pour slab(s): Drainage is in place, damp-proofing or waterproofing of walls has been applied, radon provisions have been made and fill or base material is in place and covered with vapor retarder. If insulation is required beneath slab, it shall be in place prior to this inspection.

Note: Exterior foundation insulation may require an additional inspection

#### Rough-in:

Framing: All framing complete, electrical (see electrical section), plumbing and mechanical (see plumbing section) rough-ins complete. Vertical penetrations sealed. Prior to placement of insulation.

Insulation: Prior to covering or concealing any insulating material. This may take more than one inspection depending on products and methods being used. The installer certification for blown or sprayed insulation shall be submitted at this time or prior to issuance of a Certificate of Occupancy.

Fire-Resistance: Where fire-resistance-rated construction or separation is required between dwelling units or dwelling units and garages. Inspection shall be conducted prior to fasteners and joints being taped or finished.

#### Final:

Final Inspection: ALL work complete and the site has been permanently stabilized. This inspection must be done prior to occupying the home per Maine Uniform Building & Energy Code, Section R110 Certificate of Occupancy and the Town of Bar Harbor Land Use Ordinance, Section 125-80: Certificate of Occupancy.

### **Electrical Inspections:**

- Meter: Review meter, meter base, service drop and grounding.
- Rough-In: Framing completed, rough-ins complete. Prior to placement of insulation.
- Final Inspection: ALL work must comply with the National Electrical Code 1990 (NFPA 70) and the Town of Bar Harbor Code, Chapter 70 Electrical Installations.

### **Plumbing Inspections:**

- Pre-Pour Slab: Any in-slab plumbing prior to pouring concrete. If any plumbing piping, radiant heat, etc. will be in the slab this inspection needs to be done prior to being covered with concrete.
- Rough-In: Framing completed, plumbing, and mechanical (dryer vent, bath/kitchen exhaust fan(s), heating lines) rough-ins complete. Prior to placement of insulation.
- Final Inspection: ALL work complete and the site has been permanently stabilized. This inspection must be done prior to occupying the home per Maine Uniform Building & Energy Code, Section R110 Certificate of Occupancy and the Town of Bar Harbor Land Use Ordinance, Section 125-80: Certificate of Occupancy.

### **Subsurface Wastewater (Septic) System Inspections:**

- Scarification: Scarifying the original soils, removing all tree stumps, roots, rocks, etc.  
"Pre-Grub" Includes extensions on the plan and the bed. Review mix of clean fill, course sandy gravel.
- Bottom of Bed: Fill added up to grade of bottom of the bed elevation. Review of fill.
- Top of Bed: Prior to covering system. All system components installed, including stone, pipes or proprietary devices, tanks, hay, filter fabric, and fill beneath and beside of the disposal area. Must include any curtain drains, diversion ditches, berms or other measures outlined on the design to improve the function of the system.
- Final: Cover with clean fill as noted on the plan including the extensions. Covered with clean loam, seed and/or mulch all soil disturbed areas.

## Energy Code Inspections (2015 IECC as of 7/1/21)

### Required Inspections (R104.2):

1. Foundation: Inspections associated with footings and foundations shall verify compliance with the code as to R-value, location, thickness, depth of burial and protection of insulation as required by the code and approved plans and specifications.
2. Framing Rough-in: Inspections at framing and rough-in shall be made before application of interior finish and shall verify compliance with the code as to types of insulation and corresponding R-values and their correct location and proper installation; fenestration properties (U-factors and solar heat gain coefficients (SHGC)) and proper installation; air leakage controls; approved plans and specifications.
3. Plumbing Rough-in: Inspections at plumbing rough-in shall verify compliance as required by the code; approved plans and specifications as to types of insulation and corresponding R-values and protection; required controls; and required heat traps.
4. Mechanical Rough-in: Inspections at mechanical rough-in shall verify compliance as required and approved plans and specifications as to installed HVAC equipment type and size, required controls, system insulation and corresponding R-value, system air leakage control, programmable thermostats, dampers, whole-house ventilation, and minimum fan efficiency.
5. Final Inspection: The building shall have a final inspection and shall not be occupied until approved. The final inspection shall include verification of the installation of all required building systems, equipment and controls and their proper operation and the required number of high-efficacy lamps and fixtures. Blower door and duct leakage testing, by a certified third-party, shall be conducted prior to final inspection. Permanent energy code certificate must be mounted at time of inspection.