

**DIVISION OF LAND DEVELOPMENT SERVICES****✓Inspection Report Checklist** - for Permits issued subject to *Building Codes Permit Process***PERMIT****NUMBER #** \_\_\_\_\_**★★★ IMPORTANT INFORMATION- PLEASE REVIEW THIS DOCUMENT UPON RECEIPT ★★★**

- Please forward a copy of this document to your contractor, electrician and plumber.
- It is the Applicant's responsibility to assure compliance with all inspections and codes.
- All approvals from required agencies must be received at the LDS office prior to the issuance of a *Certificate of Occupancy*.
- The structure(s) subject to a Building Permit may not be used or inhabited until the County issues a *Certificate of Occupancy*.
- The *Certificate of Occupancy* will be mailed to the Applicant as it appears on Applicant's Address.
- Construction may not continue beyond the respective phase until the appropriate inspections have been conducted and passed.
- A complete set of approved plans must remain on the job site at all times.
- Structural Work not ready or not accessible for inspection at a pre-arranged day/time may be subject to additional fees.

~~~ ***Inspection Reports required by LDS for the issuance of a Certificate of Occupancy*** ~~~

**☎ CONSULT YOUR CERTIFIED INSPECTION AGENT REGARDING REQUIREMENTS FOR THE FOLLOWING REPORTS**

**Structural** – YOU must contact a certified inspection agency of your choice for a report related to:

- Footer/Slab** (for walls, piers, columns) - Inspected after excavated and/or formed, reinforcement in place, prior to concrete pour.
- Foundation/Pier & Beam** - Inspected after completed, moisture-proofed, drain in place with stone cover and filter membrane, and before backfill (sub-slab grade, base course and perimeter insulation inspected if ready).
- Framing** - Inspected after all framing and sheathing completed, after all electric and plumbing service laterals and rough-in (including sub-slab piping and conduit) are satisfactorily completed, other miscellaneous structural inspections completed, sub-slab grade and base course inspected if not done in prior inspection; and before any insulation work or other concealment.
- Masonry Veneer Flashing** - Inspected when installed and while exposed.
- Insulation** - Inspected after all insulation is in place, vapor barriers are installed and properly oriented, attic ventilation is complete.
- Masonry Fireplace** – Inspect 8" throat height at start of smoke chamber. (2) Inspect fire stop before proceeding.
- Final** - Inspected after structure is complete; all utilities connected; final grading completed; all prior required inspections performed including, final electrical and plumbing inspection stickers affixed to breaker panel; well and septic system certification issued by the Health Department; completed documentation affixed to approved plan.

**Plumbing** – YOU must contact a certified inspection agency of your choice for a report related to:

- Lateral/Service (Water/Sewer)**  
EXAMPLE(water): Water inspection when trench is open, pipe installed to meter at property line and the first shut-off in the house, pipe should be high density polyethylene (HDPE) 200psi with No.8 gravel bedding before connection to water source.  
EXAMPLE(sewer): Sanitary piping shall be 4" SDR 35 with No. 8 gravel bedding to 12 inches above the pipe. Confirm there are no connections of downspouts, area drains or footer drains to sanitary sewer.
- Rough** - EXAMPLES: Inspected when all DWV piping is anchored within walls, ceilings, and floors; clean-outs, traps, closet flanges and vents are installed; piping stubbed to fixture locations; system sealed with pressure testing; all water piping anchored within walls, ceilings and floors; water piping insulated, as required, with notch protection complete; plumbing stubbed to interior of room at fixture locations, sealed with pressure testing; all gas piping anchored in place within walls, ceilings and floors; piping stubbed to gas equipment and/or fixtures, with test; piping exposed at all locations.
- Final** - EXAMPLES: Inspected when all water, drainage and gas systems are installed complete; all fixtures connected and in finished condition; all equipment connected, tested and operational; final connections to utilities complete, trenches backfilled and graded; hot water tank filled and on; any necessary utility inspections completed and documented.

**Electrical** - YOU must contact a certified inspection agency of your choice for a report related to:

- Service** - EXAMPLES: Inspected upon completion of entrance, meter socket, meter, panel, main disconnect. Allegany Power Work Release # required.
- Rough** - EXAMPLES: Inspected upon complete installation of all wiring in walls, ceilings and under floors; pulled to main and sub-feed panels, conduit exposed, notching protection and boxes in place with wire pulled, grounding in boxes complete.
- Final** - EXAMPLES: Inspected when all lights and fixtures are connected; receptacle and switch covers in place; equipment connected; alarms and low voltage control wiring complete; GFCI circuits connected; grounding system complete and fully operational; panel and sub-feed panel breakers installed; directory affixed to panel; all systems complete.

**NOTICE REGARDING INSPECTION REPORTS:** The number of actual field inspections/trips necessary to complete a satisfactory inspection report for the respective phase of work (1) depends on the nature/scope of the work; and (2) is at the discretion of the inspection agency.

**NOTICE REGARDING CERTIFICATE OF OCCUPANCY:** This Project is subject to the issuance of a *Certificate of Occupancy*. All aforementioned final inspections must be executed and satisfactorily passed. A *Certificate of Occupancy*, issued by the County, is required prior to the occupancy and use of the permitted structure.

**NOTICE REGARDING APPEALS:** In accordance with the Building Code of Allegany County, a Building Codes Appeals Board (BCAB) exists to address alternate means of construction, alternate materials and interpretation of regulations. For inquiries, contact James A. Squires Jr., Secretary BCAB, at 301-876-9549 regarding applicability and scheduling of hearings.

# ALLEGANY COUNTY, MARYLAND

## BUILDING CODES IN BRIEF – 2007

### Codes Adopted by Reference

The following codes govern construction within Allegany County, Maryland

The Maryland Building Performance Standards (MBPS), as prescribed in COMAR §§ 05.02.07.01 thru.09.

1. The 2006 International Building Code.
2. The 2006 International Residential Code for the governance of one and two family dwellings and appurtenances.
3. The National Fire Protection Association Standard # 70 - The National Electric Code.
4. The Allegany County Plumbing Code - §166 Allegany County Code of Public Law.
5. The Floodplain Management Regulations of Allegany County - §130 Allegany County Code of Public Law.
6. The Maryland Accessibility Code as set forth in COMAR 05.02.02, and the Allegany County Building Code for the Handicapped which shall govern when in conflict.

### Maryland amendments to International Residential Code

**R310.1:** Emergency escape and rescue required. Every sleeping room shall have at least one openable emergency escape and rescue window or exterior door opening for emergency escape and rescue.

**R311.5.3.1.** Risers Height. The maximum riser height shall be 8-1/4 inches (210 mm)

**R311.5.3.2.** Tread Depth. The minimum tread depth shall be 9 inches (299 mm).

**12-24, 25-32, & 33-42:** Related to mechanical, plumbing and electrical systems are not within the scope of MBPS. State law governing these areas are set forth in Business Regulation Article, § 9A-205; the Business Occupations and Professions Article, Title 12, Annotated Code of Maryland; and the NEC as enforced by the State Fire Marshal pursuant to the provision of the Public Safety Article, Title 12, Subtitle 6, Annotated Code of Maryland, respectively.

### Allegany County amendments to International Residential Code

**R301.2(1):** Table-Climatic and Geographic Design Criteria.

| Roof<br>Snow<br>Load | Wind<br>Speed <sup>d</sup><br>(mph) | Seismic<br>Design<br>Category <sup>f</sup> | Subject To Damage From: |                                     |                      | Winter<br>Design<br>Temp <sup>e</sup> | Ice Shield<br>Barrier<br>Required <sup>h</sup> | Flood<br>Hazards <sup>g</sup> | Air<br>Freezing<br>Index <sup>i</sup> | Mean<br>Annual<br>Temp <sup>j</sup> |
|----------------------|-------------------------------------|--------------------------------------------|-------------------------|-------------------------------------|----------------------|---------------------------------------|------------------------------------------------|-------------------------------|---------------------------------------|-------------------------------------|
|                      |                                     |                                            | Weathering <sup>a</sup> | Frost<br>line<br>depth <sup>b</sup> | Termite <sup>c</sup> |                                       |                                                |                               |                                       |                                     |
| 40                   | 90                                  | A                                          | Severe                  | 36"                                 | Moderate<br>to Heavy | 12                                    | Yes                                            | 1988                          | 1000                                  | 50                                  |

**R301.5.:** All exterior decks require a 60 lb/sf minimum uniformly distributed live load design.

### Inspections

Inspection is required of the following work, where applicable. The number of field inspections necessary to generate a satisfactory report is left to the discretion of the *inspection agency of record*. At a minimum, written reports are required at the conclusion of the phases of work as noted in grey fields:

| Electrical | Plumbing | Structural              |
|------------|----------|-------------------------|
| Service    | Lateral  | Footer                  |
|            |          | Foundation              |
| Rough(1)   | Rough(1) | Framing                 |
|            |          | Masonry Veneer Flashing |
|            |          | Insulation              |
|            |          | Fireplace Throat        |
| Final(2)   | Final(2) | Final                   |

(1) must be satisfactorily passed prior to framing inspection

(2) must be satisfactorily passed prior to final structural inspection

One set of approved construction drawings shall remain at the job site and accessible for review at all times. All required inspection reports shall be submitted to the Codes Administrator of Allegany County prior to the request for the issuance of a *Certificate of Occupancy*.

### Applicability

All projects are subject to the Building Code of Allegany County.

Generally, the following projects are subject to the *building permit process*:

- All new principal structures
- All one & two family residential additions and accessory structures.

The *building permit process* consists of:

- application & plan submittal
- plan review
- issuance of a building permit
- inspections/reports
- issuance of a *certificate of occupancy*