



Brunswick County, North Carolina
Code Administration
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RESIDENTIAL BUILDING INSPECTION

STEP-BY-STEP GUIDE

This guide provides an overview to a typical residential building inspection. This guide is not intended to be an exhaustive list of all possible situations that may arise during the construction and inspection process. If you have any questions that are not addressed in this guide, we recommend that you call our office or speak to a North Carolina licensed building inspector for further clarification.

For your consideration, an inspection should be ready **before** it is scheduled. Failed inspections will incur a \$75 reinspection fee.

Single Family Residence General Inspection Schedule

1. **Footing Inspection**

To be scheduled after the trenches are excavated and before any concrete is placed.

2. **Under Slab Inspection**

To be scheduled after all work is completed that will be under concrete and before any concrete is placed.

(Exception: An inspection is not required for driveway slabs, at-grade patio slabs, walks, etc. which are considered non-habitable spaces.)

3. **Monolithic Slab Inspection**

A monolithic slab is a combination of footing, and slab where the footing and slab preparations described are in place prior to the inspection.

5. **Foundation Inspection**

To be scheduled after all foundation supports are installed. This inspection will check foundation supports, crawl space leveling, ground clearances, and positive drainage, where applicable.

6. **Floodplain-Under Construction Inspection**

The floodplain under construction inspection is scheduled after the first-floor level has been established and prior to vertical construction. The contractor is required to submit the "Under Construction" Elevation certificate to the Floodplain Administrator PRIOR to the inspection.

4. **Rough-In Inspection**

For electrical, plumbing, heating/ventilation, or cooling system that will be hidden from view in the finished building but before any wall, ceiling finish, or building insulation is installed.

5. **Building Framing Inspection**

To be scheduled after all trade rough ins are complete and the roof, wall, ceiling, and floor framing is complete with appropriate blocking, bracing and fire stopping in place.

The following must be visible for inspection:

1. Pipes
2. Chimneys and vents
3. Flashing for roofs, chimneys, and wall openings
4. Insulation baffles
5. All lintels required to be bolted to the framing for support shall not be covered by any interior or exterior wall or ceiling finish materials before approval. Work may continue without approval for lintels which are bolted and supported on masonry or concrete.

6. **Insulation Inspection**

To be scheduled after an approved building framing and trade rough-in inspections and before any wall or ceiling covering is applied. Blown-in ceiling insulation may be inspected at the final inspection if all areas are accessible.

7. **Floodplain-Final Inspection**

The floodplain final inspection is scheduled after all work has been completed, the finished grading completed, and is ready for all final inspections. The contractor is required to submit the "Finished Construction" Elevation certificate to the Floodplain Administrator PRIOR to the inspection. The finished construction elevation certificate must be completed in its entirety with color photos and the ICC-ESR Sheet and engineered flood openings certification form (IF using engineered vents). The Finished Construction Elevation Certificate must be approved prior to the inspection.

7. **Final Inspection**

Each trade must be completed **before** requesting a final inspection for each. Typically, the building final inspection is performed last. Once all final inspections are complete and all requirements are verified as being met, a certificate will be issued for the property.

8. **Additional Inspections**

In addition to the inspections listed above, the inspection department may require other inspections to determine compliance with the Building Code and other laws enforced by the Inspections Department. Floodplain- Additional interim inspections may be required for complex projects.

Obtaining Certificates

- Certificate of Occupancy (CO) – The CO is issued upon passing the Final Building inspection.
- Temporary Certificate of Compliance (TCC) – The [Temporary Certificate of Compliance Application](#) must be filled out and submitted to Code Administration and approved before the TCC can be issued.
- Temporary Electrical Power Application – This application must be filled out and submitted through the [Brunswick County Permit Portal](#). The application is located in the "Application Forms" menu section. It must be submitted before temporary power can be used on your project site.