

Commercial/ Multi- Family Construction

Phase I:

1. Install erosion control/silt fences.
2. Plumbing rough-in inspections are to be called in by the plumbing contractor.
3. Temporary power pole inspections are to be called in by the electrical contractor.
4. Pre-pour slab inspection is done after rebar is in place and termite treatment has been done.
5. Submit third-party lab reports to the Building Inspector.

Phase II:

1. Mechanical Rough-in(includes fireplace venting systems),electrical rough-in, and plumbing top-out inspections are called in by the contractors of each trade before the framing inspection is done.
2. Building framing inspection is done after the above inspections have been approved. No framing inspection will be done before their approval. Anchor bolt and brick-tie inspections will be done at frame inspection.
3. Insulation is to be installed after framing inspection is approved. Insulation inspections must be done by a certified and registered 3rd party, and reports sent to the building inspector.
4. Ceiling cover up:
 - a. Mechanical and electrical ceiling cover-up inspections must be approved before hard ceiling frame inspection, and before installing ceiling tile.
 - b. Rated wall penetrations must be sealed, including low voltage wiring through walls, and fire dampers in duct.
 - c. Fire walls must be stenciled with appropriate rating.

Phase III:

- 1) CSI report and backflow test results required before plumbing final.
- 2) Backflow-test results required before irrigation final.
- 3) Submit application for Certificate of Occupancy, along with applicable Fire Marshal and Health Inspector approvals.

- 4) Final system commissioning must be done by a registered design professional, or certified and registered 3rd party energy inspector.
- 5) Finals:
 - a) Mechanical, electrical, plumbing, and irrigation finals must be called in by the contractors of each trade prior to the final building inspection.
 - b) Insulation is to be inspected by an independent 3rd party inspector, and the approved report submitted prior to installing sheetrock.
 - c) Landscape inspection, and parking lot inspection will be done at the time of the final building inspection. City approved landscape plans must be on-site.

Secondary Systems:

ORDER OF INSPECTIONS

Commercial (Continued)

Swimming pools and driveways, if applicable, must be inspected and finalized before building final is issued.

Swimming Pool Inspections:

1. Belly steel and bonding inspections
2. Deck bonding inspection
3. Pool and electrical final inspections

Before the final approval, the pool must be completed and filled, required fencing installed, and alarms on doors that open into the enclosed pool area.

Commercial Kitchen Hoods:

1. Duct inspection: Light test- 100 watt or equivalent bulb, able to shine 360 degrees; welder and welding equipment must be on-site with required ladders. Coordinate with the inspectors for inspections.
2. Duct wrap and ceiling cover-up inspection.
3. Final Inspection.

Retaining walls:

1. Footing inspection
2. Final inspection

Temporary Gas Service:

1. Gas pressure test
2. Final inspection – release of meter

Temporary Electrical Service:

1. Main distribution panel (MDP)- all wiring must be installed and must be properly terminated.
2. Breaker lock offs must be installed on all breakers in the MDP feeding panels that are not to be energized.
3. “Lock / Offs “must be installed on all breakers of sub-panels that are not to be energized.
4. All HVAC equipment must be installed and properly terminated. Conditioning of the building is a primary reasoning for early power release.
5. The electrical contractor must have their “Lock-Out / Tag Out” procedure and SOP’s on file with the city of Tyler inspection office. Please send a copy of these to the electrical inspector.
6. The building must be accessible to emergency vehicles. This means having a hard driving surface from the public roadway to the building.
7. The building must be secured. IE doors windows and locks installed. This is also necessary for the conditioning of the building.
8. The building and electrical system must be in a safe condition. This will be determined by the electrical inspector.