

COMMERCIAL CONSTRUCTION INSPECTIONS

ADDITIONAL INSPECTIONS MAY BE REQUIRED • INSPECTIONS REQUIRE 24 HOURS NOTICE
732-2910

Typical Inspections for New Construction and When Performed

- Stake Out** *Measurements are taken verifying that the intended construction is the required distance from the plot lines and in compliance with Zoning Ordinance. The new construction and adjacent lot lines are to be staked **prior** to scheduling this inspection.*
- Foundation Forms** *When forms are set, reinforcing installed and secured; before concrete poured.*
- Foundation Wall** *After forms are removed, and walls waterproofed, drain tile is installed and covered with gravel and before foundation is backfilled.*
- Electric Service** *When meter socket and main panel are installed.*
- Underground Plumbing** *When piping located between floor or underground is complete, and before covering is installed. Flushing of underground must be witnessed.*
- Underground Electrical** *When piping located between floor or underground is complete, and before covering is installed.*
- Concrete Floors** *When base is prepared, reinforcing and vapor barriers are installed, and before concrete is poured. All utilities and service equipment in concrete must be in place prior to inspection.*
- HVAC Rough-In** *When piping and ductwork is installed.*
- Electrical Rough-In** *When rough-in work is complete.*
- Plumbing Rough-In** *When rough-in work is complete.*
- Structural or Framing** *Before any drywall, plaster or interior finish is applied. Rough-in of electrical, plumbing, and ductwork must be approved before this inspection. An inspection per floor is required for all uses.*
- HVAC Final** *When final work is complete. All approved appliances must be installed in accordance with manufacturers specifications and installation instructions must be on job when inspection is conducted. Combustion and ventilation air must be throughout. All exhaust fans must be vented directly outside.*
- Electrical Final** *When final work is complete. All fixtures must be hung and lamps and plate covers installed for final inspection.*
- Plumbing Final** *When final work is complete. All fixtures must be installed or lines capped for final inspection. Fire stopping is required where pipe goes through any plate.*
- Structural Final** *After all building components including HVAC, electrical, and plumbing are finalized and approved. Everything must be completed and the building must be ready for occupancy.*
- Fire Protection Systems** *Contact the Fire Marshal at 732-2800 for a list of required inspections.*
- Periodic** *Period inspections may be conducted for compliance to be sure premises are kept clean, no burning of waste, and trash & debris are not leaving the site.*

City of Rock Island Inspection Division

Additional Project Inspection Requirements

Certificate of Occupancy

No occupancy of the structure will be permitted until a final inspection has been made and (when required) a Certificate of Occupancy has been issued.

Building Additions and New Accessory Structures: Garages, Decks, Sheds, Pool Houses, etc.

Building Inspections

- Footing
- Framing
- Building Final

Mechanical, Plumbing & Electrical Inspections

- Trench depth (for exterior trenches)
- Rough (electrical, plumbing, and/or heating runs made without fixtures or devices connected)
- Final (with devices connected)

Alterations: Exterior Remodels (Windows, Doors, Siding, Soffit, Egress)

Inspection is required at completion. Manufacturer stickers must remain on windows and doors for the Inspector to verify that they meet state mandated Energy Code requirements

Alterations: Interior Remodels

Building Inspections

- Framing
- Insulation (on Exterior Walls)
- Building Final

Mechanical, Plumbing & Electrical Inspections

- Rough (electrical, plumbing, and/or heating runs made without fixtures or devices connected)
- Final (with devices connected)

Roofing

Inspection required once all work is done. (Maximum two layers, ice and water shield is required on conditioned spaces, roof drainage).

Utility Turn-On (If site is ready, the following inspections can be done in one visit)

- Electrical Service Inspection: Electrical panel and wiring as well as all required GFCI's, Smoke Detectors, CO detectors must be checked.
- Gas Service Inspection: Pressure test must be witnessed and all flues, vents and valves must be checked.

MidAmerican requires that the customer is signed up for Services before they will turn on utilities. Call MidAmerican Residential Services at 888-427-5632 or MidAmerican Business Services at 800-329-6261.

Demolition

See Inspection Division demolition handout regarding these requirements.