Building Inspections
Lee County
Alabama

334.737.7014 – Monday – Friday – 7am-3:30pm CST
Buildinginspection@leeco.us

Residential Construction Minimum Required Inspections

The permit which you have been issued gives authority for work to commence. The approved plans, returned with this permit, shall be retained at the job site and be available for inspectors on request. It shall be the applicant's responsibility to perform all work in accordance with the Lee County Building and Administrative Codes, and within the scope of what was authorized by the plans submitted and approved. Changes to these plans must be approved by this office. Please post your permit card in a prominent location.

Inspections at various stages of work are required by this office. The required inspections for buildings are listed below. **Requested inspections require 24 hour advance notice. Only inspections requested before 2:00 p. m. on normal business days will be scheduled for the next day.** If work is not complete and open for inspection, it may be subject to a $25.00 re-inspection fee. A contractor or individual will be allowed one (1) inspection and one (1) re-inspection of the same phase of work. The third inspection of the same phase is subject to a $25.00 re-inspection fee. All additional inspections of the same phase of work is subject to a $100.00 re-inspection fee.

Separate permits are required for building, mechanical, electrical, and plumbing work. No requested inspection is performed unless a valid permit exists for that work. Work performed without a permit, when permit is required, is subject to a penalty of 100 percent of the usual permit fee in addition to the required permit fees. If you have a question whether a permit is required, or if work is within the scope of any permit issued, call the Lee County Building Inspections Department at (334) 737-7014.

If you feel that it is necessary to speak directly to an inspector, their office hours are 7:00 a.m. to 8:00 a.m. and 2:30 p.m. to 3:30 p.m. only.

BUILDING INSPECTIONS REQUIRED

FOOTING:

To be made after basement or footing trenches are excavated and forms, where applicable, are erected. All reinforcement steel, when necessary, must be in place and anchored. This inspection must be made prior to pouring concrete. For slab on grade (monolithic pour) construction, this inspection includes the foundation inspection. Structures with reinforcing steel that is ½" or larger and 20' or longer must have a grounding electrode system installed per National Electrical Code 250.50 (3). This will be inspected at the same time as the footing inspection. The inspector will also check for the required erosion control measures. If these items (e.g., silt fence, construction entrance, etc.) are not properly installed, this inspection may be delayed until corrective measures have been made.

FOUNDATION:

1. Masonry Foundation Wall Inspection

The foundation block must be completed to the level of the finish grade, and be continuous over any steps or grade changes. Piers must be complete to the level of finish grade and any brick or other veneer must also be in place. All bonding and/or lateral support of intersecting walls must be complete and visible. All form boards or step boards must be removed and the foundation trench ready for backfilling. Basement walls must be inspected for water-proofing method, drains, gravel, and filter cloth before being backfilled. The top of the footings must be clean and clearly visible.

2. Poured Concrete Foundation Wall Inspection

All required horizontal and vertical rebar must be in place along with at least one side of the form boards. All bonding and/or lateral support of intersecting walls must be complete and visible. The top of the footings must be clean and clearly visible. Basement walls must be inspected for water-proofing method, drains, gravel, and filter cloth before being backfilled.

3. Under-slab Utilities Inspection

All utilities (plumbing, electrical, etc.) located in or under a concrete slab must be approved before pouring concrete.

4. Concrete Slab Inspection

To be made prior to pouring a concrete slab. All reinforcing steel, vapor barriers, fill material if required, etc. must be in place and ready to inspect before scheduling this inspection. A compaction certification is required where fill material exceeds 24 inches in depth. Concrete material waiting to be installed on site will not be an excuse to allow incomplete slabs to be inspected.

5. Floor Joists (Sub-floor) Inspection

To be made after beams and floor-joists have been installed. Sub-floor sheathing must not be installed before this inspection has been approved. If there is a basement, the first floor system must have all supports (posts, columns) for beams and girders in place and secured.

FRAMING:

To be made after all framing, including the roof, exterior sheathing and water-resistive barrier (house wrap, etc.), fire stopping, blocking and bracing is in place, and the sub-flooring has been installed. The building should be "dried in" including windows, doors, and roof covering for this inspection. The first of several mandatory visual air barrier inspections will be performed during this inspection in which the inspector will be checking for air sealing requirements of the building thermal envelope. Window and door flashing will be inspected and, at the inspector's discretion, joints or seams on the exterior sheathing under the water-resistive barrier if the inspector suspects improper or inadequate air sealing techniques. Do not install exterior wall covering (siding, brick veneer, etc.) or interior insulation before the framing inspection is approved. The inspector will also check the condition of the required erosion control measures. If these items are not in good condition, this inspection may be delayed until corrective measures have been made.

ROUGH-IN:

A rough-in inspection must be scheduled after all plumbing, electrical, mechanical (HVAC), and/or fireplace installations are in place and prior to covering or concealment. Visual air barrier inspections will continue during this inspection in addition to the specific inspections listed below. It is preferable to schedule all trade rough-ins at the same time.

1. Electrical Rough-in Inspection

Rough-in inspections must be scheduled after all interior wiring and electrical equipment have been installed, but prior to covering or concealment and prior to installation of insulation. It will be helpful to schedule trade rough-ins at the same time or on the same day that other trades have scheduled rough-in inspections. All trades must be passed ahead of the mandatory insulation inspection.

2. Plumbing Rough-in Inspection

Rough-in inspections must be made after all interior piping (water and sewer) have been installed and tested, and prior to concealment. *Plumbing contractors should ensure that the mandatory insulation and air barrier is in place behind tubs and/or shower units located on exterior walls before they set the unit.* It will be helpful to schedule trade rough-ins at the same time or on the same day as other trades have scheduled rough-in inspections. All trades must be passed ahead of the mandatory insulation inspection. Water and sewer inspections are to be made after all water and sewer lines are installed from the water and sewer mains to the structure. The trench must be open and all lines accessible to the inspector.

3. Mechanical Rough-in Inspections

Rough-in inspections must be made after the installation of all equipment, duct work, gas lines, etc., prior to covering or concealment. It will be helpful to schedule trade rough-ins at the same time or on the same day as other trades have scheduled rough-in inspections. All trades must be passed ahead of the mandatory insulation inspection. At the mechanical rough-in inspection of a new home either a visual inspection of the duct sealing method will be required or the permit holder must have a duct blaster test performed by a qualified individual or company. The results of this test must be supplied in writing to the building department prior to the final inspection. Note: Beginning July 1, 2012 a duct blaster test becomes mandatory on all residential systems per Alabama energy codes.

INSULATION/PRE-DRYWALL:

To be made when all required insulation has been installed. Any air barrier inspection not performed during previous inspections will be completed during this inspection. In the event that the contractor intends to use blown insulation in the ceilings, that portion of this inspection may be delayed until and during the final inspection. *If any mandatory insulation or air barrier component is covered up or concealed before it is inspected, the house must pass a blower door test performed by a qualified individual or company and documentation must be provided to Lee County Building Inspections before a final inspection can be scheduled.*

Caution: If a contractor elects to use spray foam insulation in the attic or under flooring, additional requirements apply and a trade-off compliance approach such as ResCheck must be performed in order to pass Alabama energy codes. Contact Lee County Building Inspections before applying the spray foam!

PERMANENT POWER:

All electrical contractors will have the option to request a permanent electrical power inspection for one and two-family residences once the interior wall and ceiling coverings are installed and the following requirements are met:

1. The service wiring and equipment, including the meter socket enclosure is installed and the service wiring terminated.

2. The grounding electrode system is installed and terminated.

3. At least one dedicated receptacle outlet on a ground fault protected circuit is installed and the circuit wiring terminated.

4. Service equipment covers are installed.

JUST BECAUSE POWER IS ON, IT DOES NOT MEAN YOU CAN OCCUPY OR USE THE STRUCTURE. YOU MUST HAVE A C.O. FIRST!

FINAL INSPECTION:

To be made after the building has been completed and is ready for occupancy. This inspection will not be made until all required electrical, plumbing, gas, fireplace, mechanical, and energy conservation inspections have been made and the work approved. A permanent 911 address must be prominently displayed and easily viewed from the roadway. A Certificate Occupancy is issued only after completion of this inspection. *The structure may not be used or occupied in whole or part until issuance of a Certificate of Occupancy.*

The inspector will also check the condition of the required erosion control measures. All disturbed land areas must be stabilized and the required erosion control measures must be in good condition. If these items are not in good condition, the Certificate of Occupancy may be withheld until corrective measures have been made.

TEMPORARY (CONSTRUCTION POWER POLE)

All temporary power poles must be installed and inspected prior to requesting temporary power.