

**County of Summit; Building Standards Division**

1030 East Tallmadge Avenue  
Akron, Ohio 44310  
330.630.7280 330.630.7296 FAX

**Required Inspections for Your Commercial Project**

**As determined by the Ohio Building Code (OBC): Section 108**

- 108.2.1 **Lot line markers required.** Prior to commencing construction, all boundary lines shall be clearly marked at their intersections with permanent markers or with markers which are offset at a distance which is of record with the owner.
- 108.2.2 **Footing or foundation inspection.** Footing and foundation inspections shall be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. Materials for the foundation shall be on the job, except where concrete is ready mixed in accordance with "ASTM C 94", the concrete need not be on the job.
- 108.2.3 **Concrete slab and under-floor inspection.** This inspection shall be made after the following is completed: in-slab, under-floor reinforcing steel and building service equipment, conduit, insulation, vapor retarder, piping accessories and any ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.
- 108.2.4 **Lowest floor elevation.** The elevation certification required in Section 1612.5 shall be submitted to the Building Official.
- 108.2.5 **Frame inspection.** A framing inspection shall be made after the roof deck or sheathing, all framing, fire blocking and bracing are in place and pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, heating, wires and ducts are approved.
- 108.2.6 **Lath or gypsum board inspection.** After the lath or gypsum board, interior and exterior, is in place, but before any plastering is applied or before gypsum board joints and fasteners are taped and finished.
- 108.2.7 **Fire-resistant penetrations.** Protection of joints and penetrations in fire-resistance-rated assemblies shall not be concealed from view until inspected and approved.
- 108.2.8 **Energy efficiency inspections.** Inspections shall be made to determine compliance with Chapter 13 of the Ohio Building Code (OBC) and shall include, but not limited to, inspections for: envelope insulation "R" and "U" value, fenestration "U" value, duct system "R" value, infiltration air barriers, caulking / sealing of openings in envelope and ductwork, and "HVAC" and water heating equipment efficiency.

■ 108.2.9 **Building services equipment inspections**. Inspections shall be made of all building services equipment to ensure that it has been installed in accordance with the approved construction documents, the equipment listings, and the manufacturer's installation instructions. Inspections shall include but not be limited to inspections for the following systems and their associated components: mechanical heating and ventilating systems, mechanical exhaust systems, plumbing systems, fire protection systems, and electrical systems.

■ 108.2.10 **Other inspections**. In addition to the inspections specified above, the Building Official is authorized to cause to be made or require other inspections of any construction work to be made to ascertain compliance with the provisions of this code. Where applications are submitted for projects of unusual magnitude of construction, the Building Official may require inspections or full-time project representation by a registered design professional or inspection agency. This inspector / project representative shall keep daily records and submit reports as required by the Building Official.

**Exception:** Where the Building Official requires full-time project inspection, the installation of a fire protection system may be inspected by a person certified under Section 3781.105 of the Revised Code. The person shall be certified in the appropriate subfield of fire protection systems being inspected – automatic sprinkler, fire alarm, or special hazards systems design.

■ 108.2.11 **Special inspections**. For special inspections, see Section 1704.

■ 108.2.12 **Final inspection**. The final inspection shall be made after all work required by the plan approval is completed.

■ 108.2.13 **Industrialized unit inspections**. Approved industrialized units and the on-site construction to complete the installation of the industrialized units shall be inspected. Such inspections shall include:

1. Connection to on-site construction, interconnection of modules, connection to utilities. The inspections and conducting of required tests shall not require the destruction or disassembly of any factory-constructed component authorized by the board.
2. Inspection of the unit for damage resulting from transportation, improper protection of exposed parts from inclement weather or other causes. Damage shall be repaired as required by the Building Official to comply with the applicable provisions of the board.
3. Inspection of the unit to determine if it is marked by an insignia furnished by the board; and
4. Inspect the unit to determine if the floor plan, exterior elevations, and exposed details are in conformance with the plans approved by the board.