

COMMERCIAL BUILDING INSPECTIONS

On site meeting before starting construction is always in order

Pre-pour concrete inspections are required

- a. Footings – Minimum of 8" x 16" with two ½" rods in residential buildings
- b. Walls
- c. Floors
- d. Slabs
- e. Curbs and gutters
- f. Sidewalks – Private and public
- g. Driveways

Pre-pour post hole inspections are required

- a. All decks
- b. Pole barn type constructions
- c. Pylon signs

Pre-backfill inspections are required

- a. Sanitary sewer lines Call the Merrillville Conservancy District (MCD) or
- b. Sanitary manholes the Hobart Public Works Department (a and b)
- c. Storm water lines Call the Hobart Building Department (c)
- d. Storm water manholes Call the Hobart Building Department (d)
- e. Water lines
- f. Culverts
- g. All underground plumbing
- h. All underground electric
- i. All underground heating/ac

Rough framing inspections on all interior construction before covering walls

- a. Electric
- b. Plumbing
- c. Heating/Ac
- d. Wall construction – (Building Dept.)
- e. Hand railings
- f. Decks

Fire walls and fire stops

Insulation inspections

- a. Foundation walls – R-10
- b. Crawl spaces – R-10
- c. Floors – Plastic visqueen and stone
- d. Outside walls – R-15
- e. Ceilings – R-30
- f. Basement walls – R-10

Ceiling grid inspection before panels are inserted

Decks and railings

Fences

Final inspection prior to occupancy

- a. Walk thru inside, looking at anything and everything
- b. Certain items to look for:
 1. Handicap bathrooms
 2. Bathroom exhaust fans
 3. Handicap signs on bathroom doors
 4. Exit doors
 5. Emergency lighting
 6. Exit lights
 7. Address numbers – 6 inch – Black – Front and back on commercial buildings
 8. Fire extinguishers
 9. Sprinkler system certified

Final inspection outside

- a. Site plan review
- b. Landscaping plan review
- c. Final grade
- d. Handicap parking
- e. Handicap ramps
- f. Handicap lines and ramps in blue paint
- g. Handicap signs
- h. An ADA inspection by a qualified ADA consultant if warranted
- i. Garbage/trash dumpster area
- j. Walk around looking at anything and everything

Final approval of streets, alleys, parking lots and drive-thru, etc.

This to be done by City Engineer

Final approval from the following before an occupancy permit can be issued

- a. Building Department
- b. Fire Department
- c. City Engineer
- d. City Planner
- e. Electrical Inspector
- f. Plumbing Inspector
- g. Heating/AC

The Building Inspector will make his final inspection after everyone else has completed and approved their inspections

Before an occupancy permit is issued, the City requires a letter from the Engineer/Architect stating that the building structure, sanitary/storm lines and sewer system, all road cuts and the site plan have been built as designed and approved.