

# City of Hobart - Required Residential Inspections

Once you've received the necessary residential permits, you must **schedule inspections** at certain points in the construction process. When you schedule an inspection, please have a copy of the approved permit and building plans on the job site and available to the inspector during each inspection. It's the responsibility of the permit holder to notify the City when the stages of construction that require inspection are reached. Ladders, scaffolds and testing equipment required to complete an inspection must be provided. At least Forty-eight (48) hours prior to the start of any excavation, please call 811 for locates.

Call the City of Hobart to schedule your inspection appointment a minimum of 24 hours in advance. Please have your permit number and jobsite address available when scheduling an inspection.

**Building Department: 219-942-1722 8:00 a.m. – 4 p.m., Monday – Friday**

For Sewer Inspections, please call the Hobart Sanitary Department at 219-942-3619.

## REQUIRED INSPECTIONS

Below is a list of required inspections for residential builds and the time at which they occur.

<u>Inspection Type</u>	<u>Permit Type</u>	<u>When</u>
1) <b>Pre-pour Footing</b>	Building	Before pouring concrete
2) <b>Pre-pour Foundation Walls</b>	Building	Before pouring concrete walls, or for reinforce CMU walls.
3) <b>Post-Wall Inspection:</b>	Building	Foundation Post-Wall Inspection is required after wall is poured. <b>Contractor is required to submit an as-built (from a licensed land surveyor) as required per Ordinance 2019-01 for verification of compliance with original Site Plan/Plat of Survey.</b>
4) <b>Backfill</b>	Building	After waterproofing and drain tile (before backfilling)
5) <b>Groundwork</b>	Plumbing/Electrical/ HVAC	Before backgrading
6) <b>Pre-pour Other</b> Slab, basement, garage floors, driveways, walks, patios, decks, etc.	Building	Before pouring concrete
7) <b>Rough-in</b>	Plumbing, HVAC, Electrical	Before covering work
8) <b>Framing</b>	Building	After trade rough-ins (allows insulation)
9) <b>Insulation</b>	Building	After insulating (allows drywall)
10) <b>Final</b>	Plumbing, HVAC, Electrical	After work is complete
12) <b>Final</b>	Building	After trade finals, before Certificate of Occupancy
13) <b>Certificate of Occupancy</b>	Certificate of Occupancy	<b>After Finals and upon receipt and verification of final as-built per Ordinance 2019-01.</b>

**Other Inspections: (timing depends on needs)**

Service	Electrical	After upgrading or new service box
Temporary Power	Electrical	Before NIPSCO begins service
Concealment Ditch	Electrical	Before backfilling trench
Fireplace	Building	Fireplace hearth or throat inspections
Sewer/Water Service	Plumbing	When tapping mains/before backfill