



DEPARTMENT OF BUILDING INSPECTION

Residential Inspection Requirements

All inspection requests shall be made by **3 P.M.** the business day prior to the desired inspection date. This can be done in your Energov account, via inspection line 556-5815, or by e-mailing bi-emails@goochlandva.us.

The work must be ready for inspection by 8:00 A.M., the day the inspection is scheduled. Please contact the office with any specific questions regarding the time of inspection. Cancellation of inspections must be received before 9:00 A.M., the day of the inspection. Any work not ready may be rejected and a re-inspection fee of \$100.00 charged. A re-inspection fee may also be charged for each additional inspection after the second failed inspection for the same deficiency. No further inspections may be scheduled until all re-inspection fees are paid. Inspection requests will not be accepted until after the permit has been issued. All work must be inspected prior to concealment. Approved plans, posted permit, and site plan must be on site and readily accessible for all inspections.

If a **Stormwater Permit** is required, a Stormwater Pre-Construction site meeting is necessary prior to beginning any land disturbance or construction activities on site. Please contact Environmental Department for assistance

The following residential inspections are required:

Erosion - must pass prior to scheduling any additional inspections beyond footing and setback.

Footing and Setbacks - at the footing inspection driveway improvements must be established and property lines must be clearly marked so that setbacks may be determined. Failure to comply with either requirement may result in a failed footing inspection. **Third party engineer reports are only acceptable for footing and poured wall inspections, unless requested in advance and approved by the Building Official.**

Additional Inspections - (typically scheduled prior to a framing inspection)

Projection	Stem wall	Foundation	Pre-slab	Groundworks (Plumbing)	Groundworks (Electrical)
Masonry Fireplace Throat	Damp Proof	Drain Tile	Veneer	Initial Electrical Service	Floor joist prior to sub floor

Framing - All rough-in inspections must be scheduled together with the framing (example: plumbing, electrical, mechanical, and inside fuel gas)

Insulation - If an RLD (Responsible Land Disturber) is required, an intermediate erosion inspection shall be scheduled.

Exterior Inspections - (typically scheduled prior to a final inspection):

Well/Water Line	Septic/Sewer Line	Outside Fuel Gas	Backflow Device	Electrical Trench
-----------------	-------------------	------------------	-----------------	-------------------

Health Final - Health department approval regarding well and/or septic must be completed before scheduling a final inspection.

Backflow Test Report, Blower Door Test Report and Duct Leakage Test Report - shall be submitted and approved before final inspection will be scheduled. These reports shall be submitted 48 hours minimum prior to final inspection.

*** If a **Stormwater Permit** is required, a Stormwater final inspection is necessary before a final building inspection can be scheduled***

SILT FENCE MUST REMAIN UNTIL GRASS IS ESTABLISHED

Final - All inspections must be scheduled together (example: building, plumbing, electrical, mechanical, fuel gas, and erosion).

A Certificate of Occupancy will be issued within two business days of the approved final inspection.

Ph: 804.556.5815 Fax: 804.556.5651
1800 Sandy Hook Road • P.O. Box 119 • Goochland VA 23063
www.co.goochland.va.us