

Building Inspection Guidelines City of Forest Hills

Permits must be signed by the property owner within 30 days of issuance. No inspections will be scheduled for those out of compliance with this requirement.

As the permit holder you are required to call our office at 372-8677 for inspections as follows:

Erosion Control – Erosion control must be in place prior to any land disturbance.

Footing & Slab – Excavation complete, forms in place, reinforcing steel and/or wire mesh in place on chairs and tied. Excavation should be clean, free of trash, debris and roots. All reinforcing should be clean and clear of the bottoms and sides of the excavation. **Inspection required by City of Forest Hills.** *If the inspector cannot be onsite within 48 hours of requesting an inspection, a letter from a licensed engineer will be accepted. In this case, the builder must make the City aware that a letter will be submitted. The City inspector reserves the right to review and comment on work in subsequent inspections.*

Foundation Survey Required – Prior to commencement of **any vertical construction**, the Owner/Contractor must deliver to the City, for review by our Building Inspector, a Foundation Survey prepared by a surveyor or engineer duly licensed in the State of Tennessee, establishing the exact location of the foundation (footings) and demonstrating that is within the Lot building envelope or the setback/sideline requirements for the Lot.

Electrical - Inspection required by Metro – 862-6560

Plumbing – Inspection required by Metro – 862-6570

HVAC- Inspection required by Metro – 862-6570

Framing – Roofing to be in place with all exterior sheathing fully and properly nailed and prior to installation of any siding, masonry veneer, insulation batts or vapor barrier. All plumbing, electrical and HVAC rough-in work (piping and ducts) must be in place and have passed inspection. All draftstops, firestops and annular seals around penetrations (caulking) to be in place. **Inspection required by City of Forest Hills**

Insulation – 2003 Model Energy Code: R19 floor, R13 walls, R30 ceilings
Inspection required by City of Forest Hills

Final – Structure complete and ready for occupancy. All work should be in place with final grading complete. **Inspection required by City of Forest Hills**

Use & Occupancy – Provide copies of final tags and plumbing, HVAC and electrical inspections and letter of approval of final inspection by City Inspector.

Letter of Approval – From Homeowners Associations must accompany paperwork for building permits.

Failed Inspection – If you fail an inspection, \$100 in the form of cash or a check must be submitted to the office prior to any other inspections.

Common Reasons Contractors Fail Inspections:

- Footings are full of water/missing rebar/the bottom is too soft
- Fireblocking – all tubs, flue vents, chases
- Crawl space debris
- Improper support of LVL and other trusses
- Missing Hurricane Clips
- All rough in's not complete
- Improper separation from veneer, mason work and untreated wood
- Damaged trusses or joists
- Lack of erosion control or maintenance
- Lack of safety rails
- Improper grippable rails
- Incorrect rise height on stairs