



City of Spring Valley Village

Building Inspections

Contractors requesting inspection must provide Permit Number located on the top left side of issued permit. The following list shall not be construed as the only and all inspections. The following is an **Example** of what is expected at inspection time.

Building Construction Inspections:

Port-A-Can:

- All Port-A-Can must be screened and have door face property not the street.

Foundation Inspection:

- Must provide a form survey of the foundation indicating the proper setbacks and easements.
- Provide proof of termite treatment.
- Must have a proper grounding method to the foundation steel/rebar (use brass clamps).

Wind Storm Inspection:

- Straps and Clips throughout the structure designed for 110 MPH, 3 second gust winds.
- Nailing pattern must be conducted pre plans engineers recommendations.

Fire Sprinkler System Inspection:

- Need to provide documentation/proof that the Fire Marshal has approved/passed installation.

Frame Inspection: will be conducted after all other trade inspection have been approved/conducted.

- Anchor bolts or anchor straps and proper spacing along perimeter walls.
- Fire blocking between floors, change of roof pitch, fire place chimney etc.
- Notching and borings do not exceed code standards.
- Bracing.
- Attic access.
- Joist hangers (where needed), collar ties, rafters, headers, stairs, and spans comply with code standards.

Insulation Inspection:

- Will be conducted by your third party inspector/per contractors chose.
- Need to provide documentation/proof of passed inspection.

Brick Tie / Stucco/ Lath Inspection

Driveway Inspection:

- Requires a 24 inch curb cut. Curb cut shall be measured from behind the back of curb.

Yard Drainage:

- Provide a 6 (six) inch PVC drain line is required between properties or 6 (six) inch deep swale from back yard to street.
- Drainage will be allowed to drain into the creek for lots that back up to a creek (need to provide drawings for review if using that method).
- Provide a cleanout or drain basin at property line when transitioning from a 6 (six) inch PVC to a 2 (two) or 3 (three) inch PVC drain line or 2 (two) 4 (four) inch drain line.

- If using swells, the swells must be at least 6 (six) inches deep and run from back yard to front of property or creek if applicable.

Final Energy Inspection:

- Need to provide documentation/approved passed inspection from your third party inspector prior to Building Final.

Final Fire Sprinkler System Inspection:

- Need to provide documentation/approved passed inspection from Fire Marshal.

Final Inspection:

- Provided back yard drainage toward street via underground drainage or swells.
- The lot must also have at least 5 (five) 3 (three) inch diameter trees, 2 (two) must be in the front of the property (*Chapter. 3 Section 3.1004*), and the other 3 (three) trees can be placed as desired, plus 1 (one) additional under story tree for each increment of 1,000 sq. ft. (one thousand square feet). Tree list may be viewed in Chapter 3, Section 3.1011.
- No double keyed dead bolts allowed in bedrooms when the only means of egress are French doors.
- All smoke detectors must be hard wired, working properly, and have smoke detector/carbon monoxide in hallways.