

2021 Virginia Construction Code

CHAPTER 1 ADMINISTRATION

SECTION 113 INSPECTIONS

113.1 General.

In accordance with § 36-105 of the Code of Virginia, any *building* or *structure* may be inspected at any time before completion and shall not be deemed in compliance until approved by the inspecting authority. Where the *construction* cost is less than \$2,500, however, the inspection may, in the discretion of the inspecting authority, be waived. The building official shall coordinate all reports of inspections for compliance with the USBC, with inspections of fire and health officials delegated such authority, prior to the issuance of an occupancy permit.

113.1.1 Equipment required.

Any ladder, scaffolding or test *equipment* necessary to conduct or witness a requested inspection shall be provided by the *permit holder*.

113.1.2 Duty to notify.

When *construction* reaches a stage of completion that requires an inspection, the *permit holder* shall notify the building official.

113.1.3 Duty to inspect.

Except as provided for in [Section 113.7](#), the building official shall perform the requested inspection in accordance with [Section 113.6](#) when notified in accordance with [Section 113.1.2](#).

113.2 Prerequisites.

The building official may conduct a site inspection prior to issuing a permit. When conducting inspections pursuant to this code, all personnel shall carry proper credentials.

113.3 Minimum inspections.

The following minimum inspections shall be conducted by the building official when applicable to the *construction* or permit:

1. Inspection of footing excavations and reinforcement material for concrete footings prior to the placement of concrete.
2. Inspection of foundation systems during phases of *construction* necessary to assure compliance with this code.
3. Inspection of preparatory work prior to the placement of concrete.
4. Inspection of structural members and fasteners prior to concealment.
5. Inspection of electrical, mechanical and plumbing materials, *equipment* and systems prior to concealment.
6. Inspection of energy conservation material prior to concealment.
7. Final inspection.

113.3.1 Equipment changes.

Upon the replacement or new installation of any fuel-burning appliances or *equipment* in existing Group R-5 occupancies, an inspection or inspections shall be conducted to ensure that the connected vent or chimney systems comply with the following:

1. Vent or chimney systems are sized in accordance with the [IRC](#).
2. Vent or chimney systems are clean, free of any obstruction or blockages, defects, or deterioration, and are in operable condition. Where not inspected by the *local building department*, persons performing such changes or installations shall certify to the building official that the requirements of Items 1 and 2 of this section are met.

113.3.2 Lowest floor elevation.

In *flood hazard areas*, upon placement of the lowest floor, including the basement, and prior to further vertical *construction*, the elevation certification required in [Section 1612.4](#) shall be submitted to the building official.

113.3.3 Flood hazard documentation.

If located in a *flood hazard area*, documentation of the elevation of the lowest floor as required in [Section 1612.4](#) shall be submitted to the building official prior to the final inspection.

113.4 Additional inspections.

The building official may designate additional inspections and tests to be conducted during the *construction* of a *building* or *structure* and shall so notify the *permit holder*.

113.5 In-plant and factory inspections.

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When required by the provisions of this code, materials, *equipment* or assemblies shall be inspected at the point of manufacture or fabrication. The building official shall require the submittal of an evaluation report of such materials, *equipment* or assemblies. The evaluation report shall indicate the complete details of the assembly, including a description of the assembly and its components, and describe the basis upon which the assembly is being evaluated. In addition, test results and other data as necessary for the building official to determine conformance with the USBC shall be submitted. For factory inspections, an identifying label or stamp permanently affixed to materials, *equipment* or assemblies indicating that a factory inspection has been made shall be acceptable instead of a written inspection report, provided the intent or meaning of such identifying label or stamp is properly substantiated.

113.6 Approval or notice of defective work.

The building official shall either approve the work in writing or give written notice of defective work to the *permit holder*. Upon request of the *permit holder*, the notice shall reference the USBC section that serves as the basis for the defects and such defects shall be corrected and reinspected before any work proceeds that would conceal such defects. A record of all reports of inspections, tests, examinations, discrepancies and approvals issued shall be maintained by the building official and shall be communicated promptly in writing to the *permit holder*. Approval issued under this section may be revoked whenever it is discovered that such approval was issued in error or on the basis of incorrect information, or where there are repeated violations of the USBC. Notices issued pursuant to this section shall be permitted to be communicated electronically, provided the notice is reasonably calculated to get to the *permit holder*.

113.7 Approved inspection agencies.

The building official may accept reports of inspections and tests from individuals or inspection agencies approved in accordance with the building official's written policy required by [Section 113.7.1](#). The individual or inspection agency shall meet the qualifications and reliability requirements established by the written policy. Under circumstances where the building official is unable to make the inspection or test required by [Section 113.3](#) or [113.4](#) within 2 *working days* of a request or an agreed upon date or if authorized for other circumstances in the building official's written policy, the building official shall accept reports for review. The building official shall approve the report from such approved individuals or agencies unless there is cause to reject it. Failure to approve a report shall be in writing within 2 *working days* of receiving it stating the reason for the rejection. Reports of inspections conducted by approved third-party inspectors or agencies shall be in writing, shall indicate if compliance with the applicable provisions of the USBC have been met and shall be certified by the individual inspector or by the responsible officer when the report is from an agency. Reports of inspections conducted for the purpose of verifying compliance with the requirements of the USBC for elevators, escalators, and related conveyances shall include the name and certification number of the elevator mechanic performing the tests witnessed by the third-party inspector or agency.

Exception: The licensed mechanical contractor installing the mechanical system shall be permitted to perform duct tests required by [Section R403.3.5](#) of the IECC or [Section N1103.3.5](#) of the IRC. The contractor shall have been trained on the *equipment* used to perform the test.

Note: Photographs, videotapes or other sources of pertinent data or information may be considered as constituting such reports and tests.

113.7.1 Third-party inspectors.

Each building official charged with the enforcement of the USBC shall have a written policy establishing the minimum acceptable qualifications for third-party inspectors. The policy shall include the format and time frame required for submission of reports, any prequalification or preapproval requirements before conducting a third-party inspection and any other requirements and procedures established by the building official.

113.7.2 Qualifications.

In determining third-party inspector qualifications, the building official may consider such items as *DHCD* inspector certification, other state or national certifications, state professional registrations, related experience, education and any other factors that would demonstrate competency and reliability to conduct inspections.

113.8 Final inspection.

Upon completion of *construction* for which a permit was issued, a final inspection shall be conducted to ensure that any defective work has been corrected and that all work complies with the USBC and has been approved, including any work associated with modifications under [Section 106.3](#). The building official shall be permitted to require the electrical service to a *building* or *structure* to be energized prior to conducting the final inspection. Approval of the final inspection indicates that all work associated with the permit complies with this code and the permit is complete. Prior to occupancy or *change of occupancy* of a *building* or *structure*, a certificate of occupancy shall be issued in accordance with [Section 116](#).