**RESIDENTIAL INSPECTIONS PROCESS**
—from start to finish—

**Initial Inspections for Building Permit (BP)**

Address must be posted on the site at all times and visible from the street throughout the construction process. Prior to the start of construction, erosion & sediment controls as well as tree protection measures need to be in place if applicable to your project. For more information, view the Tree Protection and Erosion/Sedimentation Controls Flowchart.

100 Pre-construction Inspection BP
Required for:
- Non-Complying structures (re-models) and Certification of Compliance Program (Certified Applicant New Construction Projects)
- Pre-Construction Environmental Inspection and Tree Inspection
  The Pre-construction Environmental Inspection request can be called through IVR or AB+C portal. The Preconstruction Tree Inspection will be scheduled by the assigned inspector and both inspections will occur simultaneously.

101 Layout Inspection BP
Required for:
- All building permits
- Approved plans required onsite
- For new buildings or additions, this inspection is required after forms have been set or the new building/addition footprint is established
- For remodels, a layout inspection is required prior to the start of construction
- A new survey is required for new construction and additions. The survey must be done by a State of Texas Licensed Surveyor

**Pre-foundation Inspections for Plumbing Permit (PP), Mechanical Permit (MP), and Electrical Permit (EP)**

- Termit treatment typically required at this phase of construction pursuant to the International Residential Code. Documentation of an approved treatment by a certified applicator will be collected at the final building inspection.
- The City of Austin does not conduct a physical foundation inspection. Once all of the pre-foundation inspections are approved, a State of Texas Licensed Engineer will need to inspect the foundation. A copy of their sealed assessment is required for foundation approval. That foundation inspection needs to be scheduled with the final group inspection and can be collected at the final building inspection or uploaded to your permit.
- Third party wallboard inspections are required for all new construction projects. For all other projects this inspection can either be conducted by City Of Austin inspection staff or a third party inspector. If using a third party inspector they are required to be a registered design professional or an ICC certified building inspector. A copy of their report can be collected at the final building inspection or uploaded to your permit.

300 Electrical Slab Inspection EP
(Requested and passed prior to the installation of concrete for slabs; may also be used for underground work)

302 Electrical Grounding Inspection EP
Requested in Conjunction with 300 Slab
(requested and passed prior to the installation of concrete for foundations; must pass to receive power)

500 Plumbing Rough Inspection PP
Required for any project with plumbing work done below the finished floor level

501 Plumbing Pre-pour Inspection PP
Required for any project with plumbing systems located in the building foundation

621 Pre-Pour Tree Inspection

**Framing Stage Inspections**

If applicable to your project, these inspections are required prior to the installation or wall board and after all trade work is complete.

301 Electric Rough Inspection EP
This inspection must either pass or be conducted with minimal violations prior to scheduling the frame group inspection.

**Frame Group Inspections**

Grouped inspections are required for the Frame inspection and the Final building inspection. This is to ensure our resources are being used as efficiently as possible and minimize inspector trips to the project.

103 Framing BP
Required documentation for this stage 3rd party pre frame inspection (for new construction and large remodels)
C.O.A approved stamped set of plans

104 Insulation Inspection BP
This inspection is to be requested only after the framing group inspection and must be approved or insulation has been authorized by residential inspection staff.

105 Wallboard Inspection BP
Third party wallboard inspections are required for all new construction projects for all other projects this inspection can be inspected by C.O.A inspection staff or via third party. If using a 3rd party inspector this inspection should be scheduled with the final group inspection.

**Final Inspections**

One Time Inspections:
These are pre-requisite inspections from other divisions and/ or departments they are not required for all projects. It is important to be aware of which of these are applicable to your project as they can delay your final inspections.

- Water tap inspections
- Environmental inspection
- On Site sewage Facilities
- Tree inspections
- Fire Inspection
- Driveway/Sidewalk Inspections
- Landscaping Inspections

305 Electrical Final EP
This inspection must be approved prior to scheduling your final group inspection

**Final Group Inspections**

111 Final energy BP
405 Final Mechanical MP
521 Final Plumbing PP
105 Wallboard Inspection BP
112 Final Building BP
620 Final Tree Inspection

One Time final Environmental Inspection will be scheduled at the same time as the 620 Final Tree Inspection and both inspections will occur simultaneously.

**Third party inspection reports:**

On site or uploaded to permit

A/C duct leakage reports
Envelope leakage report (new construction only)
- Termit report
- Foundation report
- Wallboard report
Impervious cover survey (if required)

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This flow chart was created as a guide to navigate through the residential inspection process. Its contents are not all inclusive. Compliance with this document does not constitute compliance with all City of Austin codes and by no means does it grant the user occupancy rights.