

Town of Smithfield – Building & Zoning Department

Current Code 2021 - State Amended 2018 I-Codes

INSPECTION STEPS

ALL BUILDING PLANS AND SPEC SHEETS ARE REQUIRED TO BE ON JOB SITE OR UPLOADED TO THE PERMITS ONLINE PORTAL PRIOR TO INSPECTION

Requesting Inspections, §23-27.3-111.2 of the State Building Code requires the contractor or builder to give the building official twenty-four (24) hours' notice prior to the requested inspection date. Inspection **requests** must be made through the online permit portal or by calling the office directly. Inspections should not be made directly with the Inspector. The inspector will confirm a date and estimated time of inspection within forty-eight (48) hours after the notification; holidays and State or Federal health restrictions notwithstanding.

The following is the typical order in which inspections are to be completed. Up to six separate inspectors may be required under this single permit, depending on the structure in question. Each element must remain visible without destructive removal prior to covering up the insulation or energy efficiency system. Each inspection will be accomplished under its respective discipline. Ex. plumbing rough is inspected under the plumbing rough inspection by the plumbing inspector, not at the buildings rough framing by the building inspector.

A completed inspection does not automatically mean it is Approved. Inspection results are routinely documented in the online permit portal. **Not all inspections will apply to all projects.** Assume all is applicable to both residential and commercial steps unless noted otherwise. Please, communicate with your assigned inspector or the Town Building Official with questions.

Energy Efficiency/Insulation:

All inspections will be non-destructive and in accordance with the approved plans as reviewed under the Rhode Island amended and adopted 2018 International Energy Efficiency Code (SBC-8), or 2018 International Residential Code chapter 11 (SBC-2). This Code applies to all new and existing structures. If an unsafe or hazardous condition is identified, a building, electric, plumbing, or mechanical permit may be required. Where the results are in question, your inspector may require a 3rd party such as a design professional or other energy usage specialist.

All inspections are intended to affirm the structure will provide flexibility for innovative energy efficiency approaches and techniques, and assure safety, health or environmental requirements contained in other applicable codes or ordinance. This includes alternative materials, designs, and methods that achieve the Building Officials Approval that meets the Code's intent. The intent of the Code must be at least as compliant as the letter of the code in its quality, strength, effectiveness, fire resistance, durability, and safety.

You are always encouraged to exceed (do better) than Code because Code is just the minimum.

1) FOOTING AND FOUNDATION: Before back-fill, the inspector will need to inspect the placement of insulation, location, its R-value, thickness, burial depth, and protection. ICF (Insulated Concrete Forms) will also require inspection prior to backfill.

2) THERMAL ENVELOPE/FRAMING AND ROUGH-IN: Before the interior wall/ceiling finishes are installed and after the exterior is dried-in if the insulations manufacturer requires weather protection. We

verify insulation type and their R-values, locations and correct installation which means batt shall not be crushed, must be installed behind electric boxes, and all edges sealed. Fenestration (windows/doors) checked for U-factor/SHGC compliance, and air leakage controls. SIPs (Structural Insulated Panels) will also require inspection as per manufacturer requirements. Sunroom fenestration may be inspected at final inspection.

Commercial may also require VT (Visible Transmittance) inspection.

3) PLUMBING ROUGH: Ducts and pipes for your mechanical system will be checked for the required installation of insulation and its protection. Required efficiency controls are also verified.

Commercial may also require verification of heat traps.

4) MECHANICAL ROUGH: HVAC, ERV, and any other Approved mechanical systems as per the Manual J, Manual S, and Manual D where applicable, are inspected. Insulation of pipes and ducts and equipment where applicable. System leakage controls, programmable thermostats, dampers, ventilation (whole house or other) and minimum fan efficiency. Ducts to be buried under insulation must be inspected after it is bedded but before covering insulation is blown on top.

Commercial may require inspection of Approved energy recovery systems and economizers.

5) ELECTRICAL ROUGH: Commercial only. Lighting system controls, components, and meters as per the Approved designs.

6) FINAL INSPECTION-ALL: Verification of all required building systems, equipment, and controls final installation as well as their correct operation.

Residential will now verify the required number of high efficacy lamps and fixtures.

Commercial will verify the above plus gather preliminary commissioning reports if applicable. Final commissioning reports are due not more than 90 days post occupancy. See §C408.2.5 for details.

A Certificate of Occupancy (C/O) or Letter of Completion is issued after all final inspections are Approved by the Building Department.

Contractors or other persons must be on site for all inspections as requested by the assigned inspector.