



COUNTY OF WINNEBAGO

REGIONAL PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

County Administration Building
404 Elm St. - Room 403
Rockford, Illinois 61101

**BUILDING
PLANNING
ZONING**

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INSPECTIONS **IRC 2003 Section R109**

109.1 Types of inspections.

For onsite construction, from time to time the building official, upon notification from the permit holder or his agent, shall make or cause to be made any necessary inspections and shall either approve that portion of the construction as completed or shall notify the permit holder or his or her agent wherein the same fails to comply with code.

109.1.1 Foundation inspection.

Inspection of the foundation shall be made after poles or piers are set or trenches or basement areas are excavated and any required forms erected and any required reinforcing steel is in place and prior to the placing of concrete. The foundation inspection shall include excavations for thickened slabs intended for the support of bearing walls, partitions, structural supports, or equipment and special requirements for wood foundations. (**Note: For back-fill inspection, see Section 109.1.5 below.**)

109.1.2 Plumbing, mechanical, gas and electrical systems inspection.

Rough inspection of plumbing, mechanical, gas and electrical systems shall be made prior to covering or concealment, before fixtures or appliances are set or installed, and prior to framing inspection

Exception: Ground-source heat pump loop systems tested in accordance with Section M2105.1 shall be permitted to be backfilled prior to inspection.

109.1.3 Floodplain inspections.

For construction in areas prone to flooding as established by Table R301.2 (1), upon placement of the lowest floor, including basement, and prior to further vertical construction, the building official shall require submission of documentation, prepared and sealed by a registered design professional, of the elevation of the lowest floor, including basement, required in Section R323.

109.1.4 Frame and masonry inspection.

Inspection of framing and masonry construction shall be made after the roof, masonry, all framing, fire stopping, draft stopping and bracing are in place and after the plumbing, mechanical and electrical rough inspections are approved.

109.1.5 Other inspections.

In addition to the called inspections above, the building official may make or require any other inspections to ascertain compliance with this code and other laws enforced by the building official. (I.E.)

Back-fill inspection.

When foundation is damp proofed, drain tiles are installed, and prior to back-filling.

109.1.5.1 Fire-resistance-rated construction inspection.

Where fire-resistance-rated construction is required between dwelling units or due to location on property, the building official shall require an inspection of such construction after all lathing and/or wallboard is in place, but before any plaster is applied, or before wallboard joints and fasteners are taped and finished.

109.1.6 Final inspection.

Final inspection shall be made after the permitted work is complete and prior to occupancy.

DEPARTMENT NOTE: Explanation of Inspection Process.

Inspectors have three (3) working days, from the day of notification of a request for inspection, to conduct those inspections. Inspections called in before 9:00 A.M. will be conducted on that day, IF WORK LOAD PERMITS.

Have the required construction ready for inspection when requesting the inspection. If during phased construction, the inspector arrives and work is incomplete or still under construction for that inspection, it is an automatic FAIL. If work has been completed, but certain items do not meet minimum code, that also is an automatic FAIL. Written documentation shall be left on sight for what corrections are required to be made. After corrections are made, a re-inspection can then be requested.

Inspectors are authorized to make up to two (2) visits to a site for a specific inspection. If in the case that the same requested inspection fails for a second time due to corrections not being made, or corrections still do not meet minimum code, a \$30.00 re-inspect fee for a third inspection shall be applied, and must be paid, prior to any further required inspections being conducted. Payment must be made at:

Winnebago County Department of Building Safety
404 Elm Street Room 403
Rockford, IL 61101

In the case of flagrant violations or abuses of Building Codes or inspection process, a Notice of Violation may be issued to the violating person or company.