COMMERCIAL BUILDING INSPECTIONS

On site meeting before starting construction is always in order

Pre-pour concrete inspections are required
   a. Footings – Minimum of 8” x 16” with two ½” rods in residential buildings
   b. Walls
   c. Floors
   d. Slabs
   e. Curbs and gutters
   f. Sidewalks – Private and public
   g. Driveways

Pre-pour post hole inspections are required
   a. All decks
   b. Pole barn type constructions
   c. Pylon signs

Pre-backfill inspections are required
   a. Sanitary sewer lines Call the Merrillville Conservancy District (MCD) or
   b. Sanitary manholes the Hobart Public Works Department (a and b)
   c. Storm water lines Call the Hobart Building Department (c)
   d. Storm water manholes Call the Hobart Building Department (d)
   e. Water lines
   f. Culverts
   g. All underground plumbing
   h. All underground electric
   i. All underground heating/ac

Rough framing inspections on all interior construction before covering walls
   a. Electric
   b. Plumbing
   c. Heating/Ac
   d. Wall construction – (Building Dept.)
   e. Hand railings
   f. Decks

Fire walls and fire stops

Insulation inspections
   a. Foundation walls – R-10
   b. Crawl spaces – R-10
   c. Floors – Plastic visqueen and stone
   d. Outside walls – R-15
   e. Ceilings – R-30
   f. Basement walls – R-10

Ceiling grid inspection before panels are inserted

Decks and railings
Fences

Final inspection prior to occupancy
a. Walk thru inside, looking at anything and everything
b. Certain items to look for:
   1. Handicap bathrooms
   2. Bathroom exhaust fans
   3. Handicap signs on bathroom doors
   4. Exit doors
   5. Emergency lighting
   6. Exit lights
   7. Address numbers – 6 inch – Black – Front and back on commercial buildings
   8. Fire extinguishers
   9. Sprinkler system certified

Final inspection outside
a. Site plan review
b. Landscaping plan review
c. Final grade
d. Handicap parking
e. Handicap ramps
f. Handicap lines and ramps in blue paint
g. Handicap signs
h. An ADA inspection by a qualified ADA consultant if warranted
i. Garbage/trash dumpster area
j. Walk around looking at anything and everything

Final approval of streets, alleys, parking lots and drive-thru, etc.
This to be done by City Engineer

Final approval from the following before an occupancy permit can be issued
a. Building Department
b. Fire Department
c. City Engineer
d. City Planner
e. Electrical Inspector
f. Plumbing Inspector
g. Heating/AC

The Building Inspector will make his final inspection after everyone else has completed and approved their inspections

Before an occupancy permit is issued, the City requires a letter from the Engineer/Architect stating that the building structure, sanitary/storm lines and sewer system, all road cuts and the site plan have been built as designed and approved.