THORNBURY TOWNSHIP, DELAWARE COUNTY
UNIFORM CONSTRUCTION CODE INSPECTION PROCEDURE
Phone: 610-399-8383 x101 or 103   Fax: 610-399-3162 email: susan@thornbury.org

➡️ INSPECTIONS WILL NOT BE MADE IF: ⬅️

1. **ADDRESS and/or BLOCK and LOT** are not posted at street frontage.
2. **APPROVED PLANS** are not on job site.

* ORDER OF INSPECTIONS REQUIRED *

☐ **Footing -** Before footings are poured**.**

☐ **Foundation -** Before backfilling, the following must be done: Exterior perimeter subsoil drains shall be in place and anchor bolts and/or straps approved.

☐ **Pre Slab –** Stone and plastic in place as per IRC 2009.

☐ **Rough Electric –** Done and approved before framing inspection scheduled.

☐ **Rough Plumbing –** Done and approved during framing inspection scheduled.

☐ **Framing & Mechanical –** During rough plumbing and rough electrical approval.

☐ **Insulation –** Ceilings (R-30), walls (R-13), perimeter joist (under floor or walls of crawlspace) prior to sheetrock (R-19).

☐ **Final Electrical**

☐ **Final Plumbing –** Same time after Final Building

☐ **Final Building & Fire –** ENTIRE PROJECT COMPLETE INCLUDING FINAL GRADE.

The following paperwork is mandatory and MUST be completed before a C.O. can be issued, if applicable:

☐ **Water and Septic or Sewer** approval from the Thornbury Township SEO.
☐ **Soil Conservation** approval, if required.
☐ **Township Engineer** approval, when applicable.

NO WORK IS PERMITTED TO BE CONCEALED UNTIL APPROVED BY THE INSPECTOR.

FORTY-EIGHT (48) HOURS MINIMUM ADVANCED NOTICE IS REQUIRED FOR ALL INSPECTIONS. NO INSPECTIONS ON SATURDAYS, SUNDAYS, OR HOLIDAYS. NO SAME DAY INSPECTIONS.

FINAL INSPECTION FOR A CERTIFIATE OF OCCUPANCY IS THE RESPONSIBILITY OF THE HOMEOWNER OR BUILDER. FAILURE TO OBTAIN A CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF APPROVAL MAY RESULT IN A $2,000.00 PENALTY ASSESSMENT.

NO FURNITURE, PERSONAL ARTICLES, OR THE USE OF ANY PART OF THE BUILDING IS PERMITTED UNTIL INSPECTED AND APPROVED BY THE ENFORCING AGENCY. ANY SUCH ACTION WILL CONSTITUTE OCCUPANCY WITHOUT A CERTIFICATE.