



## ORDER OF INSPECTIONS Commercial

**Phase I:** Post permit and address visible from the street. Maintain erosion control. Have an approved set of plans on site.

1. Install erosion control/silt fences.
1. Plumbing rough-in inspections are to be called in by the plumbing contractor.
2. Temporary power pole inspections are to be called in by the electrical contractor.
3. Pre-pour slab inspection is done after poly and rebar is in place and termite treatment has been done.
4. Submit third-party lab reports to the Building Inspector.

**Phase II:** Post permit and address visible from the street. Have an approved set of plans on site. Building should be dried in.

1. Electrical wall rough-in, and plumbing top-out inspections are called in by the contractors of each trade **before** the framing inspection is done. Mechanical rough-in must be approved prior to insulating duct work.
2. Building framing inspection is done after the above inspections have been approved. *No* framing inspection will be done before their approval.
3. Anchor bolt and brick-tie inspections will be done at frame inspection.
4. Insulation is to be installed **after** framing inspection is approved. *Insulation inspections must be done by a certified and registered 3<sup>rd</sup> party, and reports sent to the building inspector.*

### **Ceiling cover up:**

1. Mechanical and electrical ceiling cover-up inspections must be approved before hard ceiling frame inspection, and before installing ceiling tile.
2. Rated wall penetrations must be sealed, including low voltage wiring through walls, and fire dampers in duct.
3. Fire walls must be stenciled with appropriate rating.

**Phase III:** Submittal documents required before finals:

- a. CSI report and backflow test results required before plumbing final.
- b. Backflow-test results required before irrigation final.
- c. Submit application for Certificate of Occupancy, along with applicable Fire Marshal and Health Department approvals.



- d. *Final system commissioning must be done by a registered design professional, or certified and registered 3<sup>rd</sup> party energy inspector.*

### **Finals:**

1. Mechanical, electrical, plumbing, and irrigation finals must be called in by the contractors of each trade prior to the final building inspection.
2. Landscape inspection, and parking lot inspection will be done at the time of the final building inspection. City approved landscape plans must be on-site. *Insulation inspections must be done by a certified and registered 3<sup>rd</sup> party, and reports sent to the building inspector. Final system commissioning must be done by a registered design professional, or certified and registered 3<sup>rd</sup> party energy inspector.*

### **ORDER OF INSPECTIONS**

Commercial  
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### **Secondary Systems:**

Swimming pools and driveways, if applicable, must be inspected and finalized before building final is issued. *The Health Department will do their own inspections in addition to the Building Departments.*

**Swimming Pool Inspections:** The pool and electrical pool permits are separate.

1. Belly steel and bonding inspections (Also contact health department for inspection)
2. Deck bonding inspection (Also contact health department for inspection)
3. Pool and electrical final inspections (Also contact health department for inspection)

Before the final approval, the pool must be completed and filled, required fencing installed.

**Driveways:** Requires a separate permit

1. Pre-pour inspection to verify compliance with City of Tyler specifications

**Commercial Kitchen Hoods:** Separate permit required.

1. Duct inspection
  - a. Light test- 100watt or equivalent bulb, able to shine 360 degrees; welder and welding equipment must be on-site with required ladders. Coordinate with the inspectors for inspections.
2. Duct wrap and ceiling cover-up inspection



- a. Duct must have a 2-hr rating
3. Final Inspection

**Retaining walls:** Retaining walls over 4ft require an engineer's design

1. Footing inspection
2. Final inspection

**Temporary Gas Service:** Requires a separate permit

1. All gas appliances must be installed and gas venting must be completed
2. Gas pressure test
3. Final inspection – release of meter

**Temporary Electrical Service:** Requires a separate permit

1. Main distribution panel (MDP)- all wiring must be installed and must be properly terminated
2. Breaker lock offs must be installed on all breakers in the MDP feeding panels that are not to be energized.
3. "Lock / Offs "must be installed on all breakers of sub-panels that are not to be energized.
4. All HVAC equipment must be installed and properly terminated. Conditioning of the building is a primary reasoning for early power release.
5. The electrical contractor must have their "Lock-Out / Tag Out" procedure and SOP's on file with the city of Tyler inspection office. Please send a copy of these to the electrical inspector.
6. The building must be accessible to emergency vehicles. This means having a hard driving surface from the public roadway to the building.
7. The building must be secured. IE doors windows and locks installed. This is also necessary for the conditioning of the building.
8. The building and electrical system must be in a safe condition. This will be determined by the electrical inspector.

The City of Tyler is currently using the following codes:

2015 International Energy Conservation Code  
2015 Existing Building Code  
2015 International Building Code  
2015 International Mechanical Code  
2015 International Plumbing Code  
2015 International Fire Code  
2015 International Fuel Gas Code  
2017 National Electrical Code

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