

Building Inspections

Manchester, Freedom, Bridgewater Townships
Manchester Village
912 City Rd. P.O. Box 556
Manchester MI. 48158
734-428-7001, Fax 734-428-1849

Inspection Schedule

Building Inspections

Footings: After holes are dug, forms are set and ready for concrete. Footings for decks and garages must be inspected. Lead walls will be required for footings placed over disturbed soil. Footings must rest on undisturbed soils or engineered fill. (engineers report required)

Backfill: After damproofing completed, drain tile and 6" of pea stone placed. Lead walls in place. Block filled or mortared. Bracing in place.

Subsoil: Before basement floor is placed. Posts installed on footings, 4" pea stone or washed gravel, and vapor barrier installed. 2' of insulation at walkout walls with slab isolated from the exterior by insulation. Drain tile run to sump crock or daylight. Provisions for radon reduction installed.

Rough Building: Framing completed. Electrical, mechanical and plumbing rough inspections ready or completed. All portions of the building must be visible. Siding, roofing, windows and doors may be installed. All floor and roof truss plans must be on site and legible.

Insulation: After insulation is installed and before drywall is installed. Vapor barrier on all wall spaces. Proper fit in stud spaces and cut around electrical boxes. Items not complete on rough inspection. Vapor barrier may not be left exposed in attics etc. For Ceiling blown in later a certificate of installation must be provided when completed.

Final Building: When house is completed. Electrical, Mechanical, and Plumbing completed and inspected. All guardrails and handrails installed. One means of egress must exit to the outside. (not through garage)

Electrical Inspections

Temporary Service: Before energized. GFCI Protected.

Permanent Service: Entrance wires run and secured. Circuits labeled.

Underground Electrical: All conduit or wiring run underground must be visible.

Rough Electrical: All concealed wiring run and boxes set. Grounds secured together.

Final Electrical: All wiring completed and energized. All devices installed.

Plumbing Inspections

Underground Plumbing: All plumbing run under the basement or buried in the ground inside the house. All lines must be visible.

Sewer Inspection: The drain line from the house to the septic tank or to the main sewer line.

Rough Plumbing: All concealed plumbing completed and pressure test in place.

Final Plumbing: All plumbing completed and functional. All fixtures installed, connected and operational.

Village of Manchester – Water & Sewer Inspections:

There are 2 separate departments responsible for inspections and both parties MUST do inspections before covering.

From Property Line to House: Western Washtenaw Construction Authority is responsible.

From Cleanout at property line to Curb Stop: The Village of Manchester is responsible. Please call 734-428-7877 for inspection.

Mechanical Inspections

Rough Mechanical: All concealed mechanical equipment and ductwork completed. Return air chase on outside walls insulated with approved materials.

Rough Fireplace: After fireplace and flue is installed. Any portion of the fireplace not visible shall be required to be made visible.

Gas piping: All gas piping must be visible and pressure tested at time of inspection.

Underground: All in-ground ductwork or in-floor hot water heat prior to covering.

LP Tank & Line: Tank set & permanent gas line run 18" below grade & visible, protection where coming out of the ground.

Final Mechanical: When all mechanical appliances are connected and operational.

Final Fireplace: When fire place is complete and functional

Requirements for C of O: (see C of O list)

- All required inspections completed.
- Health department Certificate of Approval issued.
- All additional inspection fees paid.
- Zoning approval (Where required)
- Temporary C of O may be granted with the Building Official's approval and a fee of \$25.00 paid.