

Borough of Highlands Construction Department

REQUIRED RESIDENTIAL UNIFORM CONSTRUCTION CODE INSPECTIONS

Inspections of 1 & 2 family dwellings for which construction must cease until the inspection is made is marked in bold
Steven J. Winters, CFM, Construction Official, Floodplain Administrator

Building Subcode	
<i>INSPECTION TYPE</i>	<i>EXPLANATION</i>
FOOTING	The bottom of footing trenches before placement of footings
FOOTING	(Pile Foundations only) Pile foundations require a pile log & certification prepared by a licensed design professional, collected after driven and BEFORE any vertical construction is started
FOUNDATION	Foundations and all walls up to grade level prior to covering or back filling (new construction requires a foundation location survey at this point), reinforcement bars prior to concrete pour in walls
Buildings located in a flood hazard area: foundation location survey, including the lowest floor elevation and as-built elevation documentation, shall be submitted to the construction official/floodplain administrator PRIOR TO FURTHER VERTICAL CONSTRUCTION , and must include elevation certificates required by IBC 1612.4/IRC R322.1.10	
SLAB	Structural slab: Prior to the pouring of concrete and after the base course or subbase is properly prepared, and vapor barrier (if required) is in place and reinforcing materials such as rebar or wire mesh is properly positioned
SILL PLATE or OPEN DECK	Bolting of Sill Plates must be inspected prior to rendering them inaccessible or not readily accessible, or if rendered inaccessible after completion of framing
SHEATHING	Sheathing of walls and roofs
FRAMING	All structural framing, wind tie downs and strapping, framing connections (after all roughs pass)
FRAMING	Buildings with truss systems: a truss system and permanent truss bracing inspection prior to the installation of any interior roof truss covering material
BARRIER FREE	Barrier Free Subcode inspection for buildings required by N.J.A.C. 5:23-7.1 to be accessible
INSULATION	✓ Inspection of Insulation prior to closing of the walls and ceilings
ENERGY	✓ Inspection of sealing (air tightness) of the building thermal envelope. Also requires blower door test ✓ Duct tightness requires an air leakage test (post construction or during rough-in)
FINAL	✓ Installation of all interior/exterior finish materials, sealing of exterior joints, mechanical systems/equipment ✓ Final Barrier Free Subcode, for all buildings required by N.J.A.C. 5:23-7.1 to be accessible ✓ Verification of compliance with N.J.A.C. 5:23-3.5, Posting structures
Electrical Subcode	
SERVICE	Installation of the electrical service up to and including the main service disconnect
ROUGH	Wiring within walls, and sub-panel installation
FINAL	Final wiring, final installation of equipment, devices, and fixtures
Plumbing Subcode	
ROUGH	Gas/plumbing/sewer piping, utilities, pool drains, mechanical appliances
FINAL	Piping, trim, and fixtures
Fire Subcode	
ROUGH	Fireplace factory-built venting/chimneys & dryer vents in framed walls/ceilings, fire suppression systems
FINAL	Mechanical systems, fire suppression systems; heat producing devices; special inspections, if required
In-ground Pools	
<i>Building Subcode: PRE-COLLAR/COLLAR</i>	Pool Collar (foundational support) REQUIRED prior to backfill
<i>Building Subcode: REBAR</i>	Pool bonding (steel structure/re-bar pools) REQUIRED prior to covering
<i>Electrical Subcode: BONDING</i>	Equipotential bonding grid prior to cover
Retaining Walls in accordance with N.J.A.C. 5:23-2.14(g)	
<i>Building Subcode: FOUNDATION</i>	Upon completion of the stone base or footing
<i>Building Subcode: RETAINING WALL</i>	Upon completion of wall
Electrical, Plumbing, Mechanical, Utility, Septic trenches	
<i>Electrical Subcode: TRENCH</i>	Bottom of trench with electric/plumbing/mechanical in place prior to backfill
Demolition of a Structure	
<i>Building Subcode: DEMOLITION</i>	Upon removal of footing, foundation, structure, upon re-grading & removal of all debris
Demolition of a Pool	
<i>Building Subcode: DEMOLITION</i>	Upon removal of the pool and PRIOR to backfill

Please note that pursuant to N.J.A.C. 5:23-2.18(b)4, where buildings proposed for construction exceed two stories in height or by their nature pose complex or unusual inspection problems, the Construction Official or appropriate Subcode Official may specify additional inspections to the applicant in writing prior to the issuance of a permit and during construction in the case of unforeseeable circumstances. All required inspections must be requested in accordance with N.J.A.C. 5:23-2.18