

Residential Inspection Information

Columbus/Bartholomew County Department of Technical Code Enforc.

440 Third St. Room 302, Columbus, IN 47201

Office#812-379-1535

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The Department of Technical Code Enforcement uses a one-permit system for building, remodeling, additions and accessory structures. This permit covers the building/framing, electrical, plumbing and heating and air. The general contractor or property owner (if owner is acting as contractor) is responsible for the scheduling of all required inspections, assuring that all the required inspections occur and are approved at the correct times and the remittance of all fines and re-inspection fees associated with the project.

- All inspections require 24-hr. advance scheduling.
- All inspection requests and scheduling must be made by calling our office. Inspections **must be phoned in until 4:30 the day before inspection is needed.**
- Foundation, underslab, rough in and final inspection requests: work must be ready for inspection by 9:00am on the scheduled day.
- **In order to set a time for an already scheduled inspection, you will need to call office between 8am-9am on the day of the inspection** and provide your permit number or address and your inspector will schedule the time for the inspection.
- All sign-off sheets must be submitted prior to being issued a permit.
- All fines and fees must be paid prior to the next scheduled inspection to be completed.

The following are brief descriptions that may be required for a particular project:

1. **Footing inspection**- You must have a footing inspection prior to pouring concrete. Inspector will check trench-depth and width. The correct placement of rebar.
2. **Foundation inspection**- You must have a foundation inspection prior to framing on, backfilling a basement or crawlspace. Basements- inspection of drainage tile, walls, brick ledges, piers, gravel fill, waterproofing, anchor bolts, treated sill plate and sump pit.
3. **Underslab inspection**- You must have an underslab inspection prior to placing fill. All piping must be exposed. For basement floors and slab foundations, inspection of all plumbing and drainage, ductwork and electrical conduits.

4. **Rough All Trades**- You must have a rough inspection prior to installing insulation or wallboard. Inspection of framing and mechanicals. Windows, exterior door, roofing and fireplaces must be installed. Electric, plumbing, and HVAC rough installations must be complete as well as framing, and draft stopping. Electrical serviced must be complete and ready to be tagged. Two circuit max with temporary service.
5. **Final inspection**- YOU MUST HAVE AND PASS A FINAL INSPECTION PRIOR TO OCCUPYING A NEW HOME, ADDITION, GARAGE OR ANY OTHER STRUCTURE. This is an inspection of the final product. **Furnishings may not be brought in until you have passed your final inspection.** The Health Dept. (812-379-1550) must finalize its inspections of the septic system before a Certificate of Occupancy is issued.