

# NEW HANOVER TOWNSHIP BUILDING INSPECTION REQUIREMENTS

To schedule an inspection, call New Hanover Township at 610-327-2535 or 610 323-1008. Leave your name, phone number, building permit number, location (street and lot number [if applicable]), type of inspection requested and preferred date and approximate time for the inspection. Most inspections are completed within 24 hours, however, open wall and final inspection requests cannot be guaranteed unless scheduled 72 hours in advance.

## Special Notes:

1. The contractor should verify all building dimensions and zoning setbacks before excavation begins.
2. Smoke detectors shall be hard wired with a battery backup and installed in each separate sleeping room, outside each separate sleeping area and on each additional story of the dwelling unit including basement and cellar.
3. A hard wired carbon monoxide detector shall be installed outside each separate sleeping area.
4. All basements and each bedroom shall have at least one emergency escape and rescue opening by way of a door or window.

Windows shall meet the following requirements:

- The maximum sill height shall be 44".
- First floor windows shall have a minimum 5.0 sq. ft. net opening.
- Second floor windows and the basement windows shall have a minimum 5.7 sq. ft net opening.
- Minimum window opening width: 20", minimum window opening height: 24".

## INSPECTIONS REQUIRED:

**Footing Inspection** – This inspection is made after the trenches or basement areas are excavated and forms erected, but prior to placing of concrete.

**Foundation Inspection** – This inspection is made after the foundation walls are in place and properly moisture protected. The foundation/footing drains will also be inspected at this time.

**Open Wall Inspection** – This inspection is made after the roof, masonry, all framing, fire stopping, draft stopping materials and bracing are in place and after the plumbing, mechanical, and electrical systems are routed. A rough electrical inspection shall also be performed by the Township's designated electrical inspector prior to the installation of insulation, drywall, or plaster.

**Insulation Inspection** – This inspection is made after all wall, floor and ceiling installation is completed. Prior to an occupancy permit being issued, a permanent certificate shall be posted on the electric distribution panel. The certificate shall list the R-values of all installed insulation, the U-factors for fenestration and the efficiency of heating, cooling and service water heating equipment.

**Drywall / Plaster Lath Inspection** - This inspection is made during and after drywall and/or lath is installed or in the process of being installed. Fastening requirements are pursuant to the International Residential Code and available from the Code Enforcement Officer upon request.

**Final Inspection** - This inspection is made after the building is completed and ready for occupancy. A final inspection certificate will be issued only after all federal, state, and local regulations are in compliance.

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Contractor's Signature

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Owner's Signature