



INSPECTIONS OF SINGLE-FAMILY DWELLINGS, DUPLEXES AND TOWNHOMES

Inspections of single-family dwellings, duplexes and townhomes are divided into two groups of inspectors:

1. Fire and building inspectors are responsible for inspecting the building and confirming the correct setbacks.
 2. Public Works and Engineering inspectors are responsible for sidewalks and drive approaches and issues related to excavations into the public right-of-way.
- Right-of-way permits (if applicable) shall be secured along with the building permit and prior to the initiation of any inspections.
 - Inspection requests should be made 24 hours prior to the needed inspection. Pending inspection schedule, inspections will be performed as soon as an inspector becomes available.
 - All inspections can be requested online through the EnerGov portal or by calling (479) 968-1002, M - F between the hours of 8 a.m. and 5 p.m.
 - All inquiries related to water and sewer service should be directed to City Corporation (479) 968-2105.
 - No trade work shall commence without a permit.

General Inspections (Fire, Building & Safety Division)

1. Temporary Power Pole

The inspector will verify that the proper grounding, pole size and other protections are in place.

2. Footings & Setbacks / Foundation

This inspection is made prior to concrete being poured. The inspection entails the inspection of the soil, the bearing capacity, forms, pier pads, trenches and all reinforcing steel. The city approved plot plan and construction plans are required to be on-site for this inspection. Property lines should be identified by the general contractor and readily identifiable. If the site conditions dictate a special design, then an engineer's report (design) is required to be on-site.

Ordering concrete prior to the inspection being made is at the contractor's risk.

3. Under Slab Rough-in Plumbing

This is an inspection of the under slab plumbing lines prior to the slab being poured. Inspectors will verify the proper use and installation of material, fittings, venting and cleanouts. Inspectors will also verify no leaks or potential trapped sections.

4. Slab / Termite Control and Vapor Barrier

The inspector will verify proper foundation construction, anchors and spacing. The inspector will also verify termite control and that the 6 mil vapor barrier is installed correctly.

Ordering concrete prior to the inspection being made is at the contractor's risk.

5. MEP (Mechanical, Electrical, Plumbing) Rough-in

This is a general inspection of the structure, the electrical service and wiring, the plumbing system and the mechanical work. This inspection is to be made prior to the installation of insulation and drywall. The inspector will verify the use of proper materials and fittings. The inspector will also verify the proper protection of piping, wire sizing, circuitry, ducting, box installation and access. Approved plans are required to be on the job site.

6. Framing/Glazing

The inspector will verify proper spacing and spans. The inspector will also look to see that notching or boring does not exceed the maximum allowed. The inspector will verify the installation in hazardous locations of safety glass, indicating the manufacturer's designation meeting safety standards.

7. Insulation

The inspector will verify the proper R-value in the crawl space, walls and ceiling and that the insulation is installed in accordance with the Arkansas Energy Code.

8. Fire Separation

This inspection is required for duplexes and/or town homes. Inspectors look at the installation of materials for fire-rated assemblies including rated walls, ceilings, columns, floors etc. If the assembly utilizes drywall materials, the inspection must be made before mudding and taping. If multiple layers are involved, each layer must be inspected prior to proceeding to additional layers or application of finish materials being applied. Approved plans are required on-site.

9. Utility Release

The inspector looks at the interior gas line piping. The inspector will verify that proper materials have been used with proper fittings and that proper size lines have been installed and are maintaining pressure. Once the safety requirements are met, clearance is forwarded to the utility company.

10. Electrical Panel Release

Once the roof covering is installed and other safety requirements are met, clearance is forwarded to the utility company.

11. Life Safety

The inspector will verify smoke alarm locations, interconnection and hardwiring with battery backup.

12. Site Grade

The inspector will verify that the grade falls a minimum of 6" within the first 10 feet or with exception, that impervious surfaces within 10 feet of the building's foundation have a slope of 2% away from the foundation.

13. Sidewalks, Driveways and ADA Ramps

Inspections of sidewalks, driveways and ADA ramps are made prior to pouring concrete. The inspector will verify proper design and layout in accordance with applicable requirements and engineer specifications. An additional inspection following the pour will be required to ensure that the sidewalks, drive approaches and ADA ramps are constructed in accordance with city, state and federal standards or requirements.

14. Final Inspection

This inspection is required before any type of occupancy can be granted. It entails the general inspection of all completed work both interior and exterior. In order to obtain a Certificate of Occupancy all permit conditions must be satisfied and all work must be complete. This includes permit conditions required by public works, engineering and/or zoning. If the permitted work is not entirely complete, the contractor may request a Temporary Certificate of Occupancy. Temporary Certificates of Occupancy are granted at the discretion of the inspector. A Certificate of Occupancy or a Temporary Certificate of Occupancy must be obtained from Fire, Building, & Safety Division before a building can be occupied.