



# LA GRANGE

## Village of La Grange

53 S. La Grange Road, La Grange, IL 60525

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The following is a list of inspections required for construction projects in the Village of La Grange. It shall be used to guide construction and ensure compliance with building permit requirements. The work defined for each construction stage shall be examined and approved by the listed inspector prior to the start of the next stage. Not all inspections listed will apply to your project. Consult your online portal for a list of your required inspections.

All inspections shall be requested through your online portal 24 hours prior to the requested inspection time. The inspection is not confirmed until you receive a response.

| <b>CONSTRUCTION INSPECTION REQUIREMENTS</b> |  |
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| <b>1. PRELIMINARY STAGE</b>                 |  |
| 1.1<br>Building Inspector & Public Works    | <i>Pre-Demolition</i> - The inspection of existing structures prior to demolition shall be scheduled to ensure that the utility disconnections are complete and the property is ready for demolition; that site security fencing, port-o-let facilities, and erosion control provisions have been satisfied; that property lines are clearly marked and defined; and that fencing has been appropriately installed to prevent trespass on neighboring properties by construction operations.     |
| 1.2<br>Building Inspector                   | <i>Demolition and Site Clearing</i> - The inspection of demolition work is to be scheduled to ensure that waste materials are full removed and conveyed to proper offsite locations. The demolition shall include the complete removal of building foundations, floor slabs, and other similar building foundation components.   |
| <b>2. FOUNDATION STAGE</b>                  |  |
| 2.1<br>Building Inspector                   | <i>Foundation Excavation</i> - The inspection of the foundation excavation shall be scheduled to ensure that acceptable management of soils and materials has occurred to limit impacts on neighboring properties and public rights-of-way. Foundation excavations shall be planned to prevent subsidence and damage to neighboring properties. Excavation shoring shall be installed as required to prevent soil subsidence. This inspection can be held concurrent with the Footing inspection |
| 2.2<br>Building Inspector                   | <i>Foundation Footings</i> - The inspection of framing for building footings shall be scheduled after forms have been set and steel reinforcement has been placed. The inspection shall be scheduled before concrete has been placed.  |
| 2.3<br>Building Inspector                   | <i>Foundation Walls</i> - The inspection of building foundation walls shall be scheduled after the forms and reinforcing steel has been set. The inspection shall be scheduled before concrete has been placed.  |
| 2.4<br>Building Inspector                   | <i>Foundation Drains (Backfill)</i> - The inspection of footing and window well drains and water/damp proofing membrane shall be scheduled to occur prior to the placement of backfill. The footing drains shall be placed on at least 2 inches of bedding gravel and backfilled with 12 inches of drainage aggregate. Excess water/damp proofing coating material shall be removed from the foundation drainage aggregate.  |

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| <p>2.5<br/>Building Inspector</p> | <p><i>Foundation Spot-Survey</i> - The measurement of the position and elevation of the constructed foundation shall be scheduled to occur immediately after the foundation forms have been removed to confirm constructed conditions. A spotted plat of survey displaying the foundation measurements, including all steps and brick ledges, shall be prepared by a registered land surveyor and submitted to the Department of Community Development for review. The rough framing work shall be permitted to proceed only after the spot survey has been reviewed and approved.</p>                   |
| <p><b>3. BUILDING STAGE</b></p>   |  |
| <p>3.1<br/>Plumbing Inspector</p> | <p><i>Underground Plumbing</i> – The inspection of any plumbing, radon piping or sump pit installation prior to pouring of concrete floor.</p>   |
| <p>3.2<br/>Building Inspector</p> | <p><i>Concrete Floors, Piers, Columns</i> - The inspection of the concrete floors, piers, and columns installed within basement and crawl space areas shall be scheduled to occur after all form work, gravel bedding, and rigid insulation has been placed.</p>   |
| <p>3.3<br/>Building Inspector</p> | <p><i>Rough Framing/Firestopping</i> - The inspection of rough framing shall be scheduled to occur after or concurrent with rough plumbing and/or rough electric. The walls and ceilings shall not be insulated prior to the framing inspection. Firestopping and blocking shall be in place prior to insulation.</p>  |
| <p>3.4<br/>Building Inspector</p> | <p><i>Rough Electrical</i> - The inspection of rough electrical shall be scheduled to occur before or concurrent with framing, when all conduit, junction boxes and wiring are in place</p>  |
| <p>3.5<br/>Building Inspector</p> | <p><i>Rough Mechanical</i> - The inspection of rough mechanical shall be scheduled to occur before or concurrent with framing, when all duct work and exhaust piping are in place.</p>   |
| <p>3.6<br/>Plumbing Inspector</p> | <p><i>Rough Plumbing</i> - The inspection of rough plumbing shall be scheduled to occur before or concurrent with framing, once the entire system is installed, properly anchored, and ready for testing. A water test shall be used during the summer season and an air test shall be used during the winter season.</p>  |
| <p>3.7<br/>Building Inspector</p> | <p><i>Insulation</i> - The inspection of insulation shall be scheduled to occur after the rough plumbing, rough electrical, and rough framing has been inspected and approved.</p>   |
| <p><b>4. UTILITY STAGE</b></p>    |  |
| <p>4.1<br/>Building Inspector</p> | <p><i>Electrical Service</i> - The inspection of the electrical service equipment shall be scheduled to occur after wiring installation is complete and proper grounds and groundings have been installed.</p>   |
| <p>4.2<br/>Plumbing Inspector</p> | <p><i>Sanitary Sewer Service</i> - The sewer service inspection occurs following (a) the abandonment and sealing of the existing sewer service(s) connected to the sewer main and, (b) the construction of a new service connection to the municipal sewer main. The portion of the sewer main where the sewer service has been disconnected must be open and visible for inspection. The length of sewer service pipe installed between the sewer main connection, the new exterior sewer service clean-out, and the point of entry into the building must also be open and visible for inspection.</p> |

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| <p>4.3<br/>Plumbing<br/>Inspector</p>  | <p><i>Water Service</i> - The water service inspection occurs following (a) the disconnection and sealing of the existing water service connection(s) to the municipal water main and, (b) the tapped connection of a new water service to the municipal water main. The closed and disconnected corporation stop with installed brass cap must be visible for inspection. The installed length of the new water service between the tapped water main connection, the installed curb-stop valve and box, and the point of entry into the building must be open and visible for inspection.</p>   |
| <p>4.4<br/>Public<br/>Works</p>  | <p><i>Street Patch (3 Inspections)</i>- Permanent street patches must be completed within 14 calendar days of pavement excavation.</p> <ol style="list-style-type: none"> <li>1. <u>Pre-Pour</u> – The pre-pour inspection occurs after the edges of trench excavation have been sawcut, and the aggregate or pavement material removed to a uniform 12-inch depth. The inspection shall be scheduled to demonstrate that the base material has been compacted and steel reinforcement placed as required by site condition.</li> <li>2. <u>Temporary Traffic Protection</u> – The temporary traffic protection inspection occurs after the concrete patch has been placed and provisions for securing temporary steel plates have been provided to facilitate street traffic protection.</li> <li>3. <u>Final Street Patch</u> – A final inspection occurs after the asphalt surface course has been completed and temporary traffic protection measures have been removed.</li> </ol> |
| <p>5. SITE WORK STAGE-Dissipation System and Exterior Right-of-Way work.</p> |   |
| <p>5.1<br/>Engineering<br/>Inspector</p>                                     | <p><i>Open Excavation Inspection</i> - The open excavation inspection occurs once the excavation for the dissipation system has been completed and the geotextile drainage fabric has been placed and secured along the sides of the excavation.</p>  |
| <p>5.2<br/>Engineering<br/>Inspector</p>                                     | <p><i>Pipe Manifold Inspection</i> – The pipe manifold inspection occurs after the initial aggregate bedding layer has been placed and perforated pipe segments, access risers, and fittings have been assembled.</p>   |
| <p>5.3<br/>Engineering<br/>Inspector</p>                                     | <p><i>Pre-Backfill Inspection</i> – The pre-backfill inspection occurs prior to the placement of topsoil, after all drainage aggregate has been placed and covered with geotextile fabric, and access riser grates with sediment controls are in place.</p>   |
| <p>5.4<br/>Engineering<br/>Inspector</p>                                     | <p><i>Overflow Piping Excavation Inspection</i> - The excavation of the trench for the overflow piping should be completed to the parkway and all pipe should be placed as shown on the plan and ready for inspection. The backfill aggregate should be on site for confirmation as well as the required parkway termination as shown on the approved plan.</p>   |
| <p>5.5<br/>Engineering<br/>Inspector</p>                                     | <p><i>Sump Pump Outlet Excavation Inspection</i> - The excavation of the trench for the 4" sump pump outlet pipe should be completed to the access riser per plan and all pipe should be placed as shown on the plan and ready for inspection. The backfill aggregate should be on site for confirmation.</p>   |
| <p>5.6<br/>Public<br/>Works</p>  | <p><i>Pre-pour Inspection</i> - This inspection occurs once all public sidewalk, driveway apron, and curb and gutter formwork has been placed and the aggregate bedding layer has been graded and compacted in preparation for the placement of concrete.</p>   |

## 6. FINAL INSPECTION STAGE

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| 6.1<br>Engineering<br>Inspector | <i>As-built Record Drawing Submission</i> - Following the submission of the as-built record drawing, the Village will initiate an inspection to verify conformance with the permit plan and restoration of the public right-of-way; this inspection does not require scheduling. The record drawing will be reviewed to ensure that finished elevations are in reasonable conformance with the permit plan specifications. |
| 6.2<br>Building<br>Inspector    | <i>Final Building Inspections (Electric, Mechanical and Plumbing)</i> - The inspection of the completed building shall be scheduled to occur after all building work is complete and prior to the installation of furniture and other furnishing of the occupant.  |