



Commercial Building Inspection Requirements  
Development Services Divisions  
630 Ronald Reagan Drive, Evans GA 30809  
(706) 868-3420

- Soil & Erosion Inspection (Engineering Department; 706-868-3356)
- Special Inspections (Chp. 17 of the 2018 IBC) if requested by the owner -or- engineer of record
- Retaining Wall Footing Inspection and Retaining Wall Inspection. Plans are required to be submitted and approved to our Plan Review Dept. before obtaining a retaining wall permit(Retaining walls require a separate permit from the Licensing and Permits Department)(Third party inspection reports, backfilling and compaction reports are required for our records)
- Electrical Temporary Power Pole Inspection (Each Temp Pole requires electrical temp. pole permit)
- Bonding to Rebar Inspection; per 250.52 (A) (3) (Bonding/Grounding)
- Footing Inspection
- Pier/Column Footing Inspection
- Plumbing Slab Inspection (10 ft. head of water on all DWV)
- Underground Electrical Inspection (Any conduit located under slab and/or below grade)
- Concrete Slab Inspection (Preparation before placing concrete)
- Block Wall Inspection (will check bond beams, rebar, wire, head & bed joints...)
- Concrete Wall Inspection ( Poured concrete walls; check rebar placement – prior to the placement of concrete)
- Tilt-up Wall Inspection (check rebar placement - prior to the placement of concrete)
- Shear Wall Inspection (nailing pattern, blocking, prior to installing vapor barrier)
- Exterior Wall Inspection (prior to installing, siding, stucco, stone, brick)
- Framing Rough-in Inspection (wood framing, light gauge metal framing, and steel buildings)
- Plumbing Rough-in Inspection (top-out) (water test required); **OUR POLICY IS TO RE-TEST THE UNDER-SLAB DWV AGAIN AT THIS STAGE** (The re-test of the plumbing under-slab area can be done after the concrete slab is poured and prior to the top-out Inspection; just call in for a plumbing under-slab re-test).
- Mechanical Rough-in Inspection (Indoor HVAC equipment must be in place. For outdoor equipment, the associated equipment must be in place; line-sets, condensate piping, thermostat wiring, etc.; All HVAC ductwork must be installed and sealed. Ductwork must be inspected before installing the duct insulation).
- Electrical Rough-in Inspection
- Low Voltage Wiring Inspection
- Gas Piping Inspection (air test required, 15 psi preferred)
- Energy Efficiency (Building envelope including insulation, caulking and sealing)
- Fire Rated Wall Inspection (Any rated walls; i.e., Smoke Barrier Wall, Smoke Partition, Fire Wall, Fire Barrier Wall, Fire Resistant Penetrations, etc.)
- Above the Ceiling Building  
(All of the above ceiling inspections are to be performed before placement of ceiling tiles, sheetrock ceilings or other ceiling coverings. Please call above all ceiling inspections in at the same time along with Life Safety 80%)
- Above Ceiling Electrical
- Above Ceiling Plumbing
- Above Ceiling Mechanical

- Life Safety 80% (Fire Marshal Inspection) (An 80 % inspection shall be called in for all installations and occupancies prior to the placement of ceiling tiles, sheetrock ceilings or other ceiling coverings)
  - Fire Suppression Inspection (for commercial kitchens)
  - Commercial Hood Inspection (100 watt light test of Kitchen hood grease duct)
  - Sewer Inspection (with water test)
  - Sewer Lateral Inspection (Sewer piping from building to sewer tap connection)
  - Permanent Power Inspection ( All electrical panels, switchboards, distribution panels, transformers and sub-fed panels shall be complete with all breakers installed and branch or feeder circuits installed and terminated. All grounding and bonding shall be installed at this time; building steel, metal piping, etc.)
  - Final Inspections (Building final, Electrical final, Mechanical final, Plumbing final)(Please call all Building and Trade Finals in at the same time.)
  - Life Safety Final Inspection 100% (Fire Marshal inspections of fire sprinkler systems, fire alarms systems, fire suppression systems, ADA compliance, etc.)
  - Retaining Wall Footing Inspection and Retaining Wall Inspection (requires separate permit from the Licensing and Permits Department)(Third party inspection reports, backfilling and compaction reports required for our records)  
(Plans are required to be submitted and approved prior to beginning any work)
  - Swimming Pool Inspections (Grid, Grounding/ Bonding; Pool Lights (before water is placed in the pool); (Pool Final)
  - Shower pan (Tile shower prep with water test on pan)
  - All of the following departments MUST complete their final Inspection before a Certificate of Occupancy may be issued:
    - 1) Building Standards (all of the final Inspections passed, & all fees are paid)
    - 2) Fire Marshal (sprinkler system, fire alarm system, hood, fire suppression system, ADA compliance)  
(Fire Marshal-Brian Clark (706)533-4989; Dep. Fire Marshal-Jerry Baldwin (706) 533-2744)
    - 3) Engineering (final BMP, drainage, parking lot, landscaping...)
    - 4) Water & Sewer Department (grease interceptors, hot boxes, backflow devices...)
    - 5) Health Department (if food related or commercial swimming pools)
- Please contact [Megan Thompson](mailto:mthompson@columbiacountyga.gov) for the status of obtaining the Certificate of Occupancy; [706-312-7266](tel:706-312-7266) or [mthompson@columbiacountyga.gov](mailto:mthompson@columbiacountyga.gov)
- Commercial Building Inspectors: (Inspector Hours are 7:00 am – 4:00 pm Mon.-Fri.)
  - Vickie Guay (706) 533-2745 e-mail [vguay@columbiacountyga.gov](mailto:vguay@columbiacountyga.gov)
  - Ken Cooter (706) 533- 2740 e-mail [kcooter@columbiacountyga.gov](mailto:kcooter@columbiacountyga.gov)
  - C J Baldwin (706) 832-0778 e-mail [cjbaldwin@columbiacountyga.gov](mailto:cjbaldwin@columbiacountyga.gov)
- Note: Reviewed plans must be on site for all inspections.
- To schedule inspections, **please email before 4:30 PM for next day inspections**. Inspections requested after 4:30 PM will be scheduled on the 2<sup>nd</sup> business day call in/request; NOT the next day.
  - Inspection requests may be emailed to [inspections@columbiacountyga.gov](mailto:inspections@columbiacountyga.gov), before 4:30 PM for next day inspections.
  - For cancellations you may call one of the inspectors listed above (7:00 am – 4:00 pm) or you may call the permitting office 706-868-3420 between 8:00 am -5:00 pm.