

Commercial Building Inspections



Basic Information:

1. All inspections must be scheduled through our web site. There is a QR code on the top of your permit that will, once scanned, take you to our inspection request site. Inspections scheduled before 2pm will normally be schedule for the next day.
2. All work shall be done in accordance with the approved plans and the corresponding codes and ordinances.
3. City of Sterling Heights approved plans shall be on site for all inspections.
4. All public sidewalks shall be maintained to ensure safe and passable conditions for the public.
5. Trash containment in the form of a dumpster enclosure or dumpster containment area with a minimum height of 3 feet shall be provided.
6. Temporary bathroom facilities shall be provided for the workers on the site. They shall be properly maintained and located at least 15 feet from any residential property line.
7. The site shall have safe access in accordance with MIOSHA standards for the inspectors. Called inspection to an unsafe site may occur re-inspection charges.
8. Signage shall be conspicuously posted on the site prior to commencement of work which includes the site address, applicant's name, address and phone number and permit number.
9. The building official may require fencing if he/she determines sufficient cause.
10. The following list contains most common inspections required for commercial projects. Not all inspections may be required by your scope of work.
11. Larger commercial projects will require a preconstruction meeting with our department.

Footing/Foundation Inspections:

1. Intermittent inspections by department personnel.
2. Third party inspections are required for soil bearing, rebar placement, compliance to plans and concrete strength.
3. Third party daily reports to be submitted via email to department inspectors.
4. Ground rod inspection by building or electrical inspector.

Underground Plumbing Inspections:

1. Interior sanitary sewer, storm sewer and water distribution.

Underground Electrical Inspections:

1. Interior service and feeder system.
2. Exterior service and site lighting.

Sand Inspections:

1. After approval of underground work.
2. After sub base, perimeter insulation, vapor barrier and reinforcement is installed.
3. 3rd party inspection required for compaction, vapor barrier and reinforcement confirmation and concrete strength.

Exterior Wall, Roof Framing:

Third party inspections required for the following:

1. Steel fabrication and erection
2. Concrete
3. Masonry
4. Wood fabrication

Rough Plumbing Inspections:

1. Plumbing installed which will be covered by wall finishes are inspected.
2. Required penetrations are fire stopped, cut sheets for systems used must be provided.

Rough Electrical Inspections:

1. Work to be hidden by wall coverings are inspected.
2. Required penetrations are fire stopped, cut sheets for approved firestopping systems used must be provided.

Rough Mechanical Inspections:

1. Any in wall ducting piping etc. will be inspected at this time.
2. Required penetrations are fire stopped, cut sheets for approved fire stopping systems used must be provided.
3. Framing for fire and fire/smoke dampers are inspected at this time. Manufacturer's written installation instructions shall be provided.

Rough Wall Framing:

1. To be done after all trades and suppression have been inspected and approved.
2. Framing will be inspected for compliance to approved plans and Michigan Construction Codes.

Drywall Inspections:

1. Fire resistance rated gypsum assemblies will be required to be inspected after installation but before taping and finishing.
2. Multi-layer drywall systems shall be inspected in stages to assure proper fastening, joint overlap and proper type of gypsum.

Insulation Inspection:

1. Walls with thermal insulation and air-borne sound insulation need to be inspected.

Open Ceiling Electrical:

1. For all electrical work above hard ceilings or suspended ceiling.

Open Ceiling Mechanical:

1. For mechanical work above hard ceiling or suspended systems.

Open Ceiling Building:

1. Performed after all trades and fire suppression/fire alarm system have been inspected and approved.
2. Framing and/or suspended ceiling assembly installation is inspected at this time.

Gas Pressure Test Inspection:

1. Completion of all gas piping and testing under pressure in accordance with the Michigan Mechanical Code.

Enclosed patio inspection:

1. Patios that are enclosed by walls or other barriers need to be inspected for egress requirements.

Fire Alarm Electrical Inspections:

An electrical inspection of all fire alarm wiring, panels, devices and equipment is required prior to a functional/witness test. This must be performed and finalized **before** the witness test is scheduled.

The electrical inspection includes but is not limited to:

- Rough wall inspections for any fire alarm wiring that is being concealed.
- Rough hard ceiling inspections for any wiring that is being concealed.
- Rough grid ceiling inspections for any wiring that is being concealed.
- Underground inspections for any wiring that is being concealed
- Final inspection of the fire alarm system wiring, which includes device removal (but not activation) and inspection of wiring terminations throughout the fire alarm system on the premises.

Fire Alarm Inspections:

1. Contact Fire Prevention Division at 586-446-2955.
2. Please see separate fire alarm checklist.

Fire Suppression Inspections:

1. Contact Fire Prevention Division at 586-446-2955.
2. See separate fire suppression checklist.

Final Plumbing Inspections:

1. All fixtures, equipment and water meter are installed.
2. Compliance to approved plans, Michigan Plumbing Code and the ICC A117.1 standard for accessibility is verified.

Final Electrical Inspections:

1. All electrical equipment, devices, fixtures and cover plates are installed.
2. Compliance with Michigan Electrical Code and approved plans is verified

Final Mechanical Inspections:

1. All mechanical work is complete and operational.
2. Compliance with Michigan Mechanical Code and approved plans is verified.

Final Planning Inspections:

1. Site work and landscaping complete. Contact planning to schedule and inspection: 586-446-2384.
2. Required for all new buildings and additions and must take place before final building inspection is scheduled.

Final Engineering Inspections:

1. Request by calling the Project Engineer at 586-446-2720 and the Engineering Construction Coordinator at 586-446-2583.
2. The Engineer and Inspectors will check compliance with the approved site plan.
3. Common items to be submitted and/or checked include:

Submittal of as-built drawings	Grading and restoration
Site utilities and paving	Sidewalks and ADA ramps
Detention/Retention basins	Signage and striping
Restoration of off-site work	Other agency approvals

4. Recommendation of a Temporary Occupancy Permit may be issued when health, safety, and ADA issues are not present. A Bond (cash/check/LOC) for the value of the outstanding punch list items plus 20% to ensure completion of these items.
5. Recommendation of a Final Occupancy Permit will be issued upon completion of all punch list items and approval of as-built drawings.
6. Required for all new buildings and additions and must take place before final building inspection is scheduled.

Egress Lighting Test:

1. The emergency light test must be scheduled, completed and approved before the final building inspection is scheduled.
2. The test can be performed during normal daylight hours, however, all openings to the outside must be blocked to simulate darkness.
3. The test can be performed during off hours but must be arranged and paid for beforehand.
4. In instances where a generator is providing legally required backup power, please contact the building department to determine the specific installation requirements for legally required generator systems.

Final Building Inspections:

1. Can be scheduled after all other final inspections are approved.
2. All work is completed.
3. Third party summary report is submitted and approve.
4. Verification of compliance Michigan Building Code and with approved plans.

Certificate of Completion:

1. A Certificate of Completion is provided to projects:
 - a. New Building Shell Only- No Use
 - b. White Box Alteration Only- No Use

Temporary C of O

1. A temporary Certificate of Occupancy can be requested if the following are complete.
2. Approval by all trades and fire
3. Approval by building, all life safety items are complied
4. Bond has been received by our engineering department for incomplete site work.
5. Macomb County Health Department approval or Michigan Department of Agriculture approval given when applicable.

Permanent C of O

1. All permits and site work completed