

Required Inspections

All inspections are scheduled by calling 440-826-5812 between the hours of 8:30am – 4pm. Be advised 24 hour notice is required for all inspections. The following inspections are required:

Before Backfilling:

- Sewer –sanitary and storm
- Water supply line
- Footing
- Foundation Wall
- Top of footing elevation verification
- Drain Tile
- Water/Damp Proofing
- Electrical underground service lateral

Before Placing Concrete:

- Footings
- Slabs
- Crawl Areas
- Garage floor
- Basement Floors
- Flat Work (Driveway, Sidewalk & Walkways)

Before Drywall & Insulation:

- Electric Service – Required prior to energizing service
- Framing - To be called for & performed after the following:
 - Fire Blocking/Stopping
 - Shear walls
 - Engineered truss drawings must be on site
- Rough Electrical
- Rough Plumbing
- Rough Gas Piping
- Rough Mechanical

After & Including Insulation:

- Insulation/caulk (Energy code compliance which was submitted will be verified)
- Final Electrical
- Final Plumbing
- Final Mechanical
- Final Build - To be called for & performed after all other permits have been finale

If there are further questions about inspections, please feel free to contact the Building Department (440) 826-5812 or email at buildingdept@cityofberea.org.

Occupancy

If occupancy is not granted at the final occupancy inspection, it may be possible to obtain Conditional Occupancy. Conditional Occupancies are allowed when weather related items are the only outstanding issues and they are not considered hazardous to public health and/or safety. The homeowner shall not move in until either Occupancy has been granted or a Conditional Occupancy has been issued.