



TOWNSHIP OF UPPER PROVIDENCE
1286 Black Rock Road, Phoenixville, PA 19460
Ph: 610-933-9179 www.uprov-montco.org

INSPECTIONS REQUIRED FOR NEW HOUSES AND ADDITIONS

2021 INTERNATIONAL RESIDENTIAL CODE IN EFFECT

(BASIC requirements are listed for each inspection)

1. Footing

- prior to concrete placement
- on solid, frost-free, mud free subsoil, 40°F or higher
- frost footers to be 36 inches in depth

2. Backfill (required when foundation walls enclose interior spaces and floors below grade)

- damp/waterproofing
- foundation walls must be on the footer
- debris must be removed from the excavation site
- perimeter drainage

3. Framing

- prior to installation of insulation
- electrical underwriter inspection must be completed
- rough electrical wiring protection plates
- rough plumbing and protection plates
- fire stopping
- ductwork
- windows/doors/exterior walls properly flashed & sealed (weep screeds for stucco)

4. Insulation (pick one)

- REScheck
- PA Alternative approved - ZONE South
- IRC Chap. 11 - ZONE 4, Moist

5. Sewer Inspection

- seal at house
- stoned
- connection at lateral
- clean outs every 100 feet

6. Final

- house is in move-in condition
- electrical underwriter inspection must be complete and sticker must be present
- signed Township release form is needed to secure Certificate of Occupancy
- curbing, driveway apron, clean access, at least a stoned pathway to the required exit (front door) to house
- CERTIFICATE OF OCCUPANCY will be ready for pick up 5 days after the inspection has passed.