

City of Rockwall Residential Inspection Requirements Quick Reference

Inspection request must be made before 7:30 a.m to receive same day inspection.

Phone: (972) 771-7760
E-mail: inspections@rockwall.com
Fax: (972) 771-7748

Cancellations must be received by 9:00 a.m. day of the inspection, or you may be subject to a re-inspection fee.
Call (972) 771- 7709 to contact Building Inspections Department or to cancel an inspection.

Inspections	Required	When Requested	Comments
Phase I Temporary Pole	Yes	After T-Pole is set	Post address on pole visible from street or alley. Attach permit pack to pole. 8' ground rod required, with #6 min. grounding electrode conductor. Feeder Wire size – min. #8 copper and all outlets GFCI protected
Phase II Form Survey Plumbing Rough	Yes	Prior to foundation make-up	Post address on the form visible from the street. T-pole must have proper bracing. Permit pack and plans posted with form board survey next to address. Portable toilet within 5 houses of same builder. Trash bin in place. Erosion control on lot. Minimum of 1" water line to first fixture group. Water meter must be installed or 5 psi. air pressure on drain lines, 50 psi. on water lines. Gas yard service lines must be installed and tested to a min. 10 psi. and 60 psi. if CSST piping will be used in house. Clean out at street to be 10 ft.-11 ft. off back of curb, <u>will vary in Stone Creek Subdivision.</u> No inspection will be made in rainy weather.
Phase III Foundation /Engineers inspection report	Yes	Prior to slab pour	Post address on the form visible from the street. Permit pack posted and plans with Engineers report next to address. T-pole must have proper bracing. Termite treatment (If subterranean method is used). Trash bin in place at all times. Erosion control on lot. Portable toilet within 5 houses of same builder.
Flat work	Yes	Prior to pouring flat work	Post address on form or house visible from the street. Post permit pack partially under water meter lid. T-pole must have proper bracing. Trash bin in place at all times. Erosion control on lot. Portable toilet within 5 houses of same builder.
Phase IV Frame Inspection, Electrical, Plumbing, HVAC, Brick Ties	Yes	Prior to insulation & brick	Post address on house visible from the street. Post permit pack and plans inside, near the front door. Erosion control on lot. T-pole must have proper bracing. All trades must be ready for inspection. Termite treatment (If treating walls and plates). Identify all home run locations by marking an adjacent framing member. Portable toilet within 5 houses of same builder.
Insulation	Yes (Third party)	Before sheetrock and brick.	Third party report will be picked up in permit pack at phase V inspection.
Sheetrock	No	N/A	N/A
Phase V Temporary Utility	Yes	After Electric Trim After all gas stops & connectors installed	Permanent address must be on house visible from street and alley (min. of 4" high numbers). Post permit pack and plans inside, near the front door. T-pole must have proper bracing. Erosion control on lot. Third party energy inspection report regarding frame. Trash bin in place at all times. 10 psi. on gas lines. CSST gas system must have 60 psi. on incoming line. Panel must be labeled. Portable toilet within 5 houses of same builder.
Phase VI Final Building Inspection	Yes	After home is complete and cleaned	Must have electric and gas meters set. Post permit pack and plans inside, near the front door. Double check report in permit pack. Third party inspector's final energy inspection report. Vacant lots adjacent and behind must be clean. Termite treatment compliance form. Portable toilet removed from lot. Trash bin removed. Grass planted for erosion control. Trees required by zoning for subdivision planted on lot.

- ◆ Permit must be posted for all inspections
- ◆ All fees must be paid before 9:00 a.m. the day of the inspection if not the inspection will be cancelled.