

City of Friendswood



Inspections for New Single Family Residential

Inspections for new single-family construction typically go as follows but can vary from project to project. Please take ***NOTE*** of the pre-requisites for scheduling as required documents must be received to continue inspections.

- T-Pole** Once this is approved, the inspection will be released to the power company.
- Ground Plumbing** This is the plumbing that is installed prior to the placement of concrete. A ten foot “head” of water, for at least 15 minutes, is required for this inspection.
- Sanitary Sewer** This is the line running from the house to the public sewer system. A ten foot “head” of water, for at least 15 minutes, is required for this inspection.
- Water/Sewer Tap** Water and sewer taps are the responsibility of the owner/contractor. All taps shall be observed and inspected by the Public Works Department.
- Piers** This inspection is to be called when all piers have been dug and belled, if applicable, and all steel is in place, but before any concrete is placed. A third party engineer’s written confirmation of compliance can be accepted in lieu of a city inspection.
- Form Survey** Once all forms are in place, a registered surveyor must provide a stamped original survey to verify that all setback and slab height requirements have been met. This survey shall be “closed” and include elevations for the top of form, natural grade, and back of curb (or crown of street).

NOTE Form Survey must be approved prior to scheduling a slab/foundation inspection.

Slab/Foundation This inspection shall be prior to placement of concrete. This inspection is to verify the engineered re-enforcement has been installed per the design professional’s plans. A third party engineer’s written confirmation of compliance can be accepted in lieu of a city inspection.

NOTE Elevation Certificate #2 must be submitted before the cover inspections may be scheduled.

Elevations Cert#2 This certificate is required for projects located in Flood Zones A or AE.

Windstorm This inspection is to be performed by an Appointed Qualified Inspector, and an original seal letter from the inspector submitted to the City prior to scheduling a cover inspection. This requirement applies to all properties within the city limits of Friendswood, regardless of county.

NOTE Windstorm letter must be approved prior to scheduling cover inspections.

Cover Inspections This inspection includes framing, plumbing, mechanical, gas, and electrical systems and shall be made prior to covering or concealment, before fixtures or appliances are set or installed.

Brick Tie Brick ties are required to be installed on 16 inch centers. They shall be securely fastened to the structural materials in the wall and all penetrations sealed.

Electric Meter After the electrical service, wiring, all grounding, and all bonding have been installed and protected, the project is required to be inspected to ensure that all is safe and no dangerous conditions are created when power is turned on. Upon approval, the inspection will be released to the power company.

Gas Meter This inspection is to verify the installed systems are safe and compliant with the franchise utility company requirements. Upon approval, the inspection will be released to the gas company.

Driveway / Sidewalk This inspection is to be scheduled when all steel and expansion materials are installed but before concrete is placed.

NOTE Elevation Certificate #3 and Final Energy code compliance documents from a third party energy inspector/reviewer are required prior to scheduling final inspections.

Final Approval Final inspection shall be made after the permitted work is complete and prior to occupancy. This includes plumbing, gas, mechanical, electrical and all site work such as sodding the front and side yards, removal of the T-Pole, and removal of all construction trash and debris.

NO STRUCTURE MAY BE OCCUPIED WITHOUT FINAL APPROVAL BY THE BUILDING OFFICIAL. No furniture may be located in the building prior to final approval.

WINDSTORM INSPECTIONS

City of Friendswood, Galveston County and Harris County wind rating is Vult = 143 mph.

Windstorm inspections must be performed by an Appointed Qualified Inspector (AQI). The State does not recognize windstorm inspections performed by city inspectors. Compliance with the guidelines and inspections by the Texas Department of Insurance will maintain a structure's insurability.

The Texas Department of Insurance (TDI) offers publications and services to help you learn more about insurance and resolve insurance related complaints. www.tdi.state.tx.us.