



BUILDING INSPECTION SCHEDULE

FRANKLIN COUNTY BUILDING DEPARTMENT

34 Forbes Street, Suite 1, Apalachicola, Florida 32320

Phone: 850-653-9783 Fax: 850-653-9799

http://www.franklincountyflorida.com/planning_building.aspx

INSPECTION REQUESTS:

**PLEASE CALL 850-653-9783
AND ALLOW 24 HOURS
BEFORE INSPECTION
WILL BE MADE.**

- 1- **Post Permit and have reviewed plans available for inspector.**
- 2- **No inspections will be performed without posted permit and reviewed plans on the job site. DO NOT deviate from the reviewed plans without written approval from the Franklin County Building Department.**
- 3- **Refer to attached fine schedule adopted by the Franklin County Board of County Commissioners. (These fines are mandatory and not subject to the discretion of the Building Department.)**
- 4- **Contractor and Owner/Builders please check behind your sub-contractor's to insure they are licensed with Franklin County and that you are ready for the requested inspection; we have a very busy staff and calling for an inspection when you are not ready wastes a lot of the inspectors' time. (This also is a violation of the mandatory fine schedule on 2nd page)**

INSPECTIONS:

- 5- **Piling:** Piling and girder inspection is performed when the piling system has been installed. (Termite Pre-Treatment Certificate should be sent to the Building Department)
** A copy of your first Elevation Certification establishing your first floor MUST be sent to the Franklin County Building Department prior to framing inspection request.
- 6- **1st Flood Inspection**
- 7- **Footer Inspection:** Do not pour concrete until the footer inspection has been preformed.
- 8- **Slab Inspection:** This inspection will be done prior to framing. (Termite Pre-Treatment Certificate should be sent to the Building Department)
- 9- **Framing Inspection: (Owner/Builder ARE NOT ALLOWED to hire Framing Contractors, only licensed Residential/Building/General Contractor's for the purpose of framing)** Performed during framing. Do not cover any straps that the inspector needs to see. A copy of your first Elevation Certification establishing your first floor MUST be sent to the Franklin County Building Department prior to framing inspection request. DO NOT proceed beyond this point until you have called the office (850) 653-9783 to insure that this inspection has passed.
- 10- **Electrical, Plumbing, & Mechanical Inspections: ALL Electrical/Plumbing/Mechanical Contractor's are REQUIRED to have a supplemental permit.** All penetrations through framing members both interior and exterior should be foamed or caulked to provide draft stopping prior to calling for rough inspections. These inspections must pass before the insulation and drywall is installed.
- 11- **Roofing Inspection:** Requires a Roofing supplemental permit.
- 12- **Temporary Permanent Power Affidavit:** Requires a \$10.00 fee along with notarized affidavit.
- 13- **Insulation:** This is done after electrical, plumbing & mechanical rough inspections and **BEFORE** drywall is installed.
- 14- **Drywall:** Call for drywall inspection after drywall is hung and the screw pattern is still visible for the inspector to see.
- 15- **Final Electric:** The following criteria **MUST** be met before calling for final electric; A White Sticker or letter from Environmental Health, proving the septic system has passed final inspection (Environmental Health 850-653-2111 Ext. 117), unless city sewer is available and it must be tied in to sewer, at least one bathroom finished and functional, kitchen sink installed and functional, all handrails and guardrails (both interior and exterior) installed, all electrical fixtures installed or all exposed wiring wire-nut protected, all GFCI receptacles labeled, electrical panel labeled. Must have 911 numbers posted.
- 16- **Final Flood Inspection:** Required before Certificate of Occupancy.
- 17- **Certificate of Occupancy:** House must be completely finished. (With exception of minor finishes- left to the discretion of the building inspector). The following must be provided to the Franklin County Building Department prior to issuance of the Certificate of Occupancy. 1- Flow through vents must be installed if required. 2- Post Termite Treatment Certification. 3- A Finished Original Sealed Elevation Certificate establishing the elevation of the first habitable floor. (with Mechanical, Flow Thru Vents and or Breakaway Wall Construction noted)

**RESOLUTION
BOARD OF COUNTY COMMISSIONERS
FRANKLIN COUNTY**

WHEREAS, the Franklin County Boards of County Commissioners adopted a fine schedule fee for contractors' who contract work and are registered contractors' in Franklin County, and

WHEREAS, the following fine schedule fees will be imposed:

FINE SCHEDULE

1. No Permit-Double Permit Fee
2. Permit Not Posted
3. Working outside scope of current county registration
4. Working without license or current license
5. Failure to appear before board when summoned
6. Failure to be properly insured - liability, worker's comp. insurance or Workers' Comp. Exempt.

First offense:	\$125.00
Second offense:	\$250.00
Third offense:	\$500.00
Fourth offense:	Suspension of license

Inspection Fine Schedule

If you call for an inspection and it is not ready:

PER JOB:

First offense:	\$ 25.00
Second offense:	\$ 50.00
Third offense:	\$100.00 + you will have to wait two weeks to reschedule the inspection.

This Resolution adopted by the **FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS** this 20th day of March 2001.



ATTEST:

Kendall Wade
Kendall Wade, Clerk

THE FRANKLIN COUNTY BOARD
OF COUNTY COMMISSIONERS

BY: Eddie Creamer
Eddie Creamer, Chairman