

Final Inspection

At time of Final Building Inspection, Talbot County Department of Permits and Inspections will require the following level of completion before issuing a Use and Occupancy permit for a residential use.

County inspections enforce **MINIMUM BUILDING CODES**

All Special Conditions per your permit (enclosed with your building permit) and all code requirements, as required by the Talbot County Building Code adopted October 23, 2001, must be complete. (A copy of the code is available at the office of Permits and Inspections).

Approvals from other agencies must also be completed, approved and in the Department of Permits and Inspection's files before a Use and Occupancy can be issued. Agencies may include Environmental Health, Public Works, State Highway Administration and Soil Conservation Service.

In addition to Code and Safety issues the following items must be complete.

Exterior:

- 911 address must be permanently posted on structure
- Final Grading, including positive drainage away from structure and placement of seed and mulch. (per Soil Conservation Specs)
- Gutters and downspouts in place (storm water management)
- Weatherproof (siding, soffitt, flashing and paint in place)
- Caulking of all penetrations (windows, doors, electric, plumbing, etc.)

Interior

- Means of Egress & components in place
- Sump pump drained to daylight
- Required hardware in place
- Garage separation
- Fixtures and fixed appliances installed in place (access panels must be visible)
- Fireplace and chimney per code
- Kitchen cabinets in place
- Kitchen counters, vanities, and all plumbing fixtures must be sealed.
- At least one coat of paint on walls and ceiling
- Floor finishes that affect stairs and landings must be complete
- Kitchen and bath finished floors complete

A Temporary Use and Occupancy may be granted by the Talbot County Building Official before completion of the entire work covered by the permit, provided that all safety and health related items are complete. Final electric and Health Department inspections must be complete. To receive a temporary Use and Occupancy, the owner must request by notarized letter a listing of all items not completed with a date of anticipated final completion.