

# Town of Ramapo – Required Inspections for One- and Two-Family Dwellings

**Note:** Plot plan approval is required **prior to issuance of a Building Permit.**

Sprinkler plans **may be required** if the structure is **three (3) stories above grade.**

Electrical inspections are performed **by a third-party agency** approved by the Town of Ramapo.

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## Required Inspections

1. **Plot Plan Approval (Pre-Permit)**
  - A stamped and approved plot plan must be submitted and approved by the Building Department before a building permit can be issued.
2. **Footing / Excavation Inspection**
  - Inspection of footing trenches, reinforcement, and soil bearing conditions **prior to concrete placement.**
3. **Foundation Inspection**
  - Inspection of foundation walls and waterproofing **prior to backfill.**
  - Includes verification of foundation reinforcement, wall forms, and drainage system (if applicable).
4. **Foundation Location Survey**
  - **Required before framing inspection.**
  - A licensed surveyor must submit a certified foundation location plan to verify compliance with approved setbacks and zoning.
5. **Underground Plumbing / Utilities Inspection**
  - Inspection of underground plumbing, sanitary, storm, and water service piping **prior to backfill.**
6. **Framing Inspection**
  - After completion of framing, roof, windows, and exterior sheathing, and **after approval of all required sub-inspections** (plumbing, HVAC, etc.).
  - Inspects framing members, fire blocking, stair geometry, and general structural compliance.
7. **Plumbing Rough Inspection**
  - Inspection of drain, waste, vent, and water distribution systems **prior to concealment.**
8. **Mechanical (HVAC / Gas) Rough Inspection**
  - Inspection of ductwork, mechanical equipment, and gas piping (including required pressure tests) **prior to insulation and wallboard installation.**
9. **Insulation / Fire-Blocking Inspection**
  - Inspection of thermal insulation, vapor barrier, and fire-blocking details **prior to interior finish installation.**
10. **Final Plumbing Inspection**
  - All fixtures and systems installed and operational. Test for leaks and compliance with approved plans.

**11. Final Mechanical (HVAC / Gas) Inspection**

- Confirmation that all systems are properly installed, vented, and operational.

**12. Final Building Inspection**

- Comprehensive inspection verifying compliance with approved plans, code requirements, and completion of all prior inspections.
- Includes check for smoke and CO detectors, safety glazing, handrails, and egress.

**13. As-Built Plot Plan**

- A certified as-built plot plan must be submitted **prior to issuance of a Certificate of Occupancy**.

**14. Certificate of Occupancy (C of O)**

- Issued only after all required inspections and documents (including as-built survey and final health department approvals) are received and approved.

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**Additional Notes**

- All inspections must be **requested in advance** by the permit holder or authorized agent.
- Work must be **exposed and accessible** for inspection — **do not cover or conceal work** before receiving approval.
- Special inspections (as required by NYS Building Code Chapter 17) must be performed by approved agencies where applicable.