Commercial Building Inspections

City of Austin, Development Services Dept.
505 Barton Springs Road
Austin, TX 78704
512-978-4000
Building.Inspections@austintexas.gov

Pre-Construction Meeting

Pre-Construction Inspection

-Meet with Contractor on site
-Confirm address and permits
-Verify Special Inspections
-Check plans
-Verify Rated Assemblies
-Verify Plans Examiner notes
-Check for portable restrooms
-Check for trash receptacles
-Check for work in right of way
-Check overhead power lines
-Check landings and accessibility
-Check design standard requirmts
-Check for safe guards

Pre-Foundation Inspections

Layout Inspection

3rd Party Layout Inspection
(Contractor must Receive a 3rd Party Letter before trades may begin)

Foundation Inspection

3rd Party Foundation Inspection
(Contractor must receive a 3rd Party Letter for this inspection)

Final letters to inspector At Final Inspection

Trade Rough work

All Mechanical, Electrical, Plumbing Rough Inspections completed.

Framing and Interior Inspections

Framing Inspection

3rd Party Pre-Framing Inspection
(Contractor must receive a 3rd party letter for trusses and structural framing on site)

3rd Party Fire Stopping Inspection
(Contractor must receive this 3rd Party Letter)

Insulation Inspection

Energy Compliance Inspection
(Requires Energy Reports and Checklists)

Wallboard Inspection

Final Inspections

One Time Inspections
(call to schedule)

- Environmental Inspection
- Landscaping
- Fire
- Health
- Water Tap
- AW Temp Utilities
- OSSF

For TCO:
(in addition to above)
-Environmental TCO
-Fire TCO
-Trade TCO's

TCO Occupancy Inspection
-for the purpose of occupying a building, while outstanding non-life safety and health issues get resolved.
TCO Stocking Inspection
-for occupying a building for stocking.
(See Fees schedule for cost and TCO Flow Chart for process).

Final Inspections

Final Trade Inspections

305 Final Electric
521 Final Plumbing
405 Final Mechanical

112 Final Building
With
111 Final Energy

Certificate of Occupancy

Permit is closed out and Certificate of Occupancy (CO) is issued when all inspections are passed. Builder may request a CO to be emailed, picked up or faxed.

All Processes to comply with current Codes and City Ordinances. See City Code Section 25-12-1 for Local Amendments to the Building Code.

May 2015