



TOWN OF DURHAM

7309 Route 81, East Durham, NY 12423

Building and Code Department

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Building Inspector – David Cunningham

Code Officer – Len Asaro

Department Clerk – Lois Rockefeller

REQUIRED INSPECTIONS FOR COMMERCIAL CONSTRUCTION

Town approved plans must be on the job site for all inspections and all projects will require inspections. The applicant is responsible for scheduling the required inspections with the Building Department at least forty-eight (48) hours in advance. All of the inspections indicated below will be required in order to issue the Certificate of Occupancy or Certificate of Compliance:

Prior to pouring concrete. This includes all column pier footings, column piers, footings, reinforced foundation walls, floor slabs, etc., applicable to your project.

Prior to backfilling foundation walls. This includes any waterproofing, drain tile, insulation, etc., applicable to your project.

Underslab plumbing. All piping below slab is required to be tested and inspected prior to backfilling any piping. This includes waste, storm and supply piping as applicable to your project.

Framing inspection. This includes all exterior and interior framing including tenant separation walls. All plumbing above slab must be tested and inspected through the roof. Electrical must be roughed in and have evidence of approved electrical inspection onsite. HVAC system must be roughed in. Truss specifications must be submitted to the building department for review prior to framing inspection.

Demising walls. All tenant separation walls must be inspected whether or not you constructed them with your project. Demising walls are required to be smoke-tight with all penetrations and voids filled properly. Ceiling tiles must be removed for inspection.

Above ceiling. Pipe hangers, insulation, electrical, HVAC, sprinklers, fire alarm rough ins completed.

Insulation inspection. Insulation and vapor barriers must be completed prior to concealing any insulation.

Utility inspections. All sewer, water, and storm piping must be inspected prior to backfilling. This includes all grease traps, oil separators, etc. All two-piece structures are required to be water tested prior to backfilling.

Final inspection. This includes final electrical inspection, fire alarm certification, sprinkler certification, elevator certification, P.E. or A.I.A. building certification etc., as applicable to your project.

Updated Blueprint Submission. At the completion of the project and prior to the issuance of a Certificate of Occupancy, the applicant must submit to the Building Department a copy of all updated blueprints, plans and specifications.

Other: _____

Free online Building Codes & interpretations, Code Plan Review forms, energy rating information available at <http://www.dos.ny.gov/DCEA/>