



City of Folly Beach

21 Center Street

PO Box 48

Folly Beach, SC 29439

Typical Order for Inspections

1. Foundations/footings: After placement of steel/connectors vertical and horizontal and prior to placement of concrete.
2. Slab or Monolithic Slab: (possible Elevation Certificate required) after placement of applicable steel/connectors, moisture barriers, and (any trades in the slab will need to be inspected first if located under or in the concrete) electrical, mechanical, plumbing, and prior to placement of concrete.
3. Bond Beam, Block, and Pier Fill: After placement of all applicable steel/connectors prior to placement of concrete/ grout in piers, walls, etc.
4. Sheathing/ Strapping: Prior to covering walls/roof with moisture barrier (shingles/felt/house wrapping/siding). If in a flood zone Folly Beach will need an Elevation Certificate (Under Construction) in the office. This can be faxed to 843-588-2004. (Be sure to send front and back of document.)
5. House Wrap and Flashing: Prior to covering with cladding.
6. Trade Rough-ins: plumbing, electrical, mechanical, gas if in flood zone.
7. Framing Inspection: Prior to placement of insulation and after trade rough inspections.
8. Insulation Inspection: After framing inspection has passed.
9. Trade Finals: plumbing, mechanical, electrical, gas.
10. Building Final: After all construction has ceased. Need original Elevation Certificate Finished Construction in office. Need original V-Zone Design and Breakaway Wall Certificate as built, if applicable.
11. DHEC: Approval for installed septic tank, if applicable.
12. All of the above must be completed with all paperwork required in office before releasing power.
13. All of the above must be completed prior to obtaining a certificate of occupancy (CO). A certificate of occupancy will be mailed within two days of ensuring compliance with all of the above. Additions and renovations are not issued certificates of occupancy.