



Building Department
 300 Portwine Road
 Riverwoods, IL 60015
 Phone: 847-945-3990
 Email: bldg@riverwoods.cov
<https://www.riverwoods.gov/building>

Inspection Number	Project Type					Contractor Notice:	
	Demolition	New Construction	Addition	Alteration	Interior Renovation	Typical Project Inspection Types for Residential Construction	
						Note: Inspections must be performed in the sequence outlined below.	
Inspection Type		Description					
1	✓					Pre-Demolition	Inspection performed prior to the start of demolition of any principal building to verify that all required temporary fencing, pedestrian and vehicle signage, traffic barriers, tree and wetlands protection, erosion control measures, portable restroom facilities, and other items as noted on the approved Site Preparation Plan, are in place and a water source is available for wetting down the areas to be demolished is readily available.
2	✓					Disconnection - Sanitary Sewer	Inspection performed prior to the start of demolition of any principal building to verify that the sanitary sewer has been disconnected, capped and sealed at the Village sewer line, prior to being covered. Temporary disconnects made away from the Village line are only permitted upon prior written approval by the Building Department.
3	✓					Disconnection - Water Service	Inspection performed prior to the start of demolition of any principal building to verify that the water service line has been disconnected, capped and sealed at the Village main water line, prior to being covered. Temporary disconnects made away from the Village main are only permitted upon prior written approval by the Building Department.
4	✓					Post-Demolition	Inspection performed after all demolition work is complete to verify the site has been returned to a safe condition for pedestrians and traffic. Where new construction does not commence within 14 days of the completion of the demolition work, all disturbed areas on the site shall be stabilized with temporary or permanent measures such as seeding, mulching, sodding or non-vegetative measures to control erosion.
5		✓	✓			Site Preparation	Inspection performed prior to start of construction work to verify that all required temporary fencing, pedestrian and vehicle signage, traffic barriers, tree and wetlands protection, erosion control measures, portable restroom facilities, and other items note on the approved Site Preparation Plan are in place.
6		✓	✓			Footing Pre-pour	Inspection performed after a footing is formed and any required reinforcement is set and tied in place, prior to placement of concrete. Note that pushing reinforcements into fresh concrete is not permitted. <i>Provisions for cold-weather protection must be on site, as applicable, for inspection to pass.</i>
7		✓	✓			Foundation Pre-pour	Inspection performed after foundation walls or piers are formed and any required reinforcement is set and tied in place, prior to placement of concrete. Note that pushing reinforcements into fresh concrete is not permitted. <i>Provisions for cold-weather protection must be on site, as applicable, for inspection to pass.</i>

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8		✓	✓			Foundation Survey	Though not a field inspection, a Foundation Survey indicating the location of the building or structure foundation with respect to each property line shall be submitted to the Village prior to backfilling of the foundation excavation, where any new foundation is constructed within two feet of a required building setback line. NOTE: No work may proceed at any level above the top of foundation until the Foundation Survey has been reviewed and approved by the Village.
9		✓	✓			Foundation Backfill	Inspection performed after forms have been removed, foundation dampproofing or waterproofing has been installed, exterior drain tile has been laid, exterior insulation is in place and any required anchoring or bracing has been erected, prior to any such work being covered. <i>Note: Upon contractor's request, and at his own risk, the Foundation Backfill inspection may be called for prior to Village approval of the Foundation Survey.</i>
10		✓	✓			Below Grade Electric	Inspection performed after electrical work below grade is completed, prior to being covered.
11		✓	✓			Below Grade HVAC	Inspection performed after gas lines or ductwork are installed below grade, prior to being covered.
12		✓	✓			Below Grade Plumbing	Inspection performed after plumbing work below grade is completed, prior to being covered.
13		✓	✓			Below Grade Sewer	Inspection performed after sewer work below grade is completed, prior to being covered.
14		✓	✓			Slab Pre-pour	Inspection performed after subgrade has been prepared, forms and reinforcing are in place, interior drain tile has been laid, vapor retarder has been installed, and after other required Below Grade inspections have passed, prior to placement of concrete or paver system materials.
15		✓	✓			Electric Service	Inspection performed after the electric service is installed and prior to ComEd energizing the service.
16		✓	✓	✓	✓	Rough Framing	Inspection performed after all framing is completed, prior to wall, floor and ceiling cavities being insulated or installation of wall or ceiling coverings.
17		✓	✓			Height Certification Survey	Though not a field inspection, a building or structure Height Certification Survey shall be submitted to the Village which indicates roof component heights above grade level as required to determine the building or structure height, as defined in the Zoning Code, where the constructed building height will be within two feet of the allowable building height.
18		✓	✓	✓		Rough Roof	Inspection performed after flashings, ice and water shield, underlayment and insulation has been installed and prior to installation of finished exposed roof coverings.
19		✓	✓	✓	✓	Rough Electric	Inspection performed after electrical work in concealed spaces including embedment in concrete slabs, masonry or other sections is completed, prior to being covered and after all wiring is pulled, including low voltage and communications wiring.
20		✓	✓	✓	✓	Rough HVAC	Inspection performed after ductwork, vents and/or gas lines installed in concealed spaces, including embedment in concrete slabs, masonry or other sections is completed, prior to being covered.
21		✓	✓	✓	✓	Rough Plumbing	Inspection performed after plumbing work in concealed spaces, including embedment in concrete slabs, masonry or other sections is completed, prior to being covered.

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22	✓	✓				Rough Fire Sprinklers	Inspection performed after sprinkler system piping is installed and pressurized, prior to being covered.
23	✓	✓	✓	✓	✓	Final Framing	Inspection performed after other required Rough inspections have passed and after all framing is completed, prior to wall, floor and ceiling cavities being insulated.
24	✓	✓	✓	✓	✓	Insulation	Inspection performed after all insulation and vapor retarder has been installed, and Final Framing inspection has passed, prior to being covered.
25	✓	✓				Drywall	<i>Required for fire-rated systems only, including, but not limited to, walls separating attached garages from the dwelling unit.</i> Inspection performed after each layer of drywall is installed and taped, prior to installation of subsequent layer of drywall, wall coverings or ceiling tiles being installed.
26	✓					Plumbing Service	Inspection performed after the plumbing service is installed, prior to being covered.
27	✓					Elevator	Inspection performed after all conveyance components and equipment are installed and fully operational.
28	✓	✓	✓			Paved Surfaces	Inspection performed after forms are set, and subgrade has been compacted, prior to placement of asphalt, concrete, or pavers.
29	✓	✓	✓			Final Grading	Inspection performed after site grading is completed to verify compliance with approved stormwater management drawings. <i>Applicant must submit a Final Grading Plan prepared by a licensed professional engineer for Village review and approval prior to scheduling of this inspection.</i>
30	✓	✓	✓	✓	✓	Final Electric	Inspection performed after all electrical work is complete.
31	✓	✓	✓	✓	✓	Final HVAC	Inspection performed after all HVAC work is complete and fully operational. <i>Blower Door Test report must be submitted and approved prior to scheduling of this inspection for all new dwelling units.</i>
32	✓	✓	✓	✓	✓	Final Plumbing	Inspection performed after all plumbing work is complete. Includes inspection of RPZ valves for fire sprinkler and lawn irrigation systems.
33	✓					Final Fire Alarm	Inspection and testing performed after fire alarm system work is complete and connection to monitoring station is established.
34	✓					Final Fire Sprinklers	Inspection and testing performed after fire sprinkler system work is complete and connection to monitoring station is established.
35	✓					Final Sanitary Sewer	Inspection performed after installation of the sanitary sewer is complete, including grinder pump if applicable, prior to being covered.
36	✓	✓				Stormwater	Inspection performed after installation of stormwater piping, inlets, outlets, dry wells, etc., prior to being covered.
37	✓					Final Water Service	Inspection performed after installation of the water service, prior to being covered.
38	✓	✓	✓			Right-of-Way	Inspection performed to verify that any damage to elements of the public right-of-way, if applicable, have been fully restored.
39	✓	✓	✓			Tree and Woodland Protection	Inspection performed after all site work is complete and prior to removal of tree protection to verify that any damage to trees or woodland areas has been corrected.
40	✓	✓	✓			Wetland Protection	Inspection performed after all site work is complete.
41	✓	✓				As-built Survey	Though not a field inspection, Village Ordinance 8-5-5-A.3 requires an as-built survey to be submitted to show the site development work as finally installed. The as-built survey must be submitted to the Village prior to scheduling of the Final Inspection.

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42	✓	✓	✓	✓	✓	Final Building	Inspection performed after all phases of the project work are complete and all other required inspections have passed. Ground cover must be established prior to the inspection.

Please note that the inspection types listed above are typical for the project types listed; however, additional inspections or testing may be required due to any individual project scope of work. Third-party testing agencies may be required to be hired and paid for by the owner/contractor to perform such inspections or testing including but not limited to soil compaction, concrete strength testing, welding, spray-applied fire resistant materials, air infiltration blower door testing, and surveys. Refer to the permit placard for additional information on the inspection types required for your project.

It is the owner's/contractor's responsibility to have obtained all necessary inspections required by each department in proper sequence as related to the inspections listed above.

To schedule inspections, please call 847-945-3990 * Minimum 24-hour advance notice is required.**

Construction Hours: Any activity in the construction of any building or structure (including excavation, demolition, alteration or repair), or the laying of pavement, including, but not limited to, the making of an excavation, clearing of surface land, and loading or unloading material, equipment or supplies, anywhere in the Village except between the hours of seven o'clock (7:00) A.M. and seven o'clock (7:00) P.M. on weekdays, other than Saturday, and except between the hours of eight thirty o'clock (8:30) A.M. and five o'clock (5:00) P.M. on Saturday shall not be permitted; provided that this section shall not be construed to apply to any person doing work on premises owned by him and not for compensation (Ord. 16-08-16, 8-16-2016).