



COMMERCIAL NEW/REMODEL – STAGES OF INSPECTIONS

All inspection request shall either be scheduled in person or via email (below are the inspection request emails). When scheduling inspections use the correct inspection email and please provide the Permit number, address, and any specific requests or directions. If you are requesting a specific time or would like to meet with the inspector, this will need to be communicated to the inspector directly. If you need the inspectors contact information, the office clerks can get you that information. There are 3 phases in the City of Midland Inspection workflow, Phase 1, Phase 2, and Final Inspections. You can not move from one phase to another without having the inspections of the previous phase complete, direct permission from an inspector.

Building Inspection email- **bldginspections@midlandtexas.gov**

Electrical Inspection email- **elecinspections@midlandtexas.gov**

Mechanical Inspections email- **mechinspections@midlandtexas.gov**

Plumbing Inspection email- **plbginspections@midlandtexas.gov**

Phase 1 Inspection

- **Foundation Inspection-** Footing, Grade Beam Footing, Spot Footings, Spread Footings and Piers if required. (This inspection can be scheduled alongside the Slab inspection as a monolithic pour.)
- **Water Line-** underground plumbing systems for the water service. (This inspection includes the water line 5' from the building to the property line.)
- **Sewer Line-** underground plumbing systems for the Sewer. (This inspection includes the water line 5' from the building to the property line.)
- **Plumbing Rough-in-** Underground, slab, or flooring plumbing.
- **Underground Electric-** Underground or slab electrical wiring.
- **Slab-** a flat, horizontal surface made of cast concrete. (This inspection can be scheduled along side the foundation inspection as a monolithic pour.)
- **Electric Rough-in-** Electrical work that will be covered by a hard surface and is not an underground inspection. (this will include any electrical above a hard ceiling surface.)
- **Mechanical Duct Rough-in-** *Not required to be requested/inspected prior to framing inspection, due to duct work typically installed after the ceilings (grid, hard-lid framed ceiling, etc.) are installed.
- **Plumbing Top-out-** any plumbing located in a wall or above ceiling

***Structural Framing-** This framing is for red iron steel construction only. *

Phase 2 Inspections

- **Framing-** All required Mechanical; Electrical; Plumbing inspections must be “Green Tagged” prior to requesting a framing inspection unless previously discussed. (This inspection includes Sheathing and Brick-Tie, unless separately inspected.)
- **Sheathing-** Exterior covering of the thermal envelope. (Can be inspected with the framing or by itself at any point after the foundation inspections.)
- **Brick-tie-** Exterior wall ties for Brick. (Can be inspected with the framing or by itself at any point after the foundation inspections.)
- **Insulation-** insulation for the Thermal Envelope. Spray foam plastic shall comply with sections
- **Fire Systems Inspections-** Fire system inspections include Fire walls, Fire barriers and Fire partitions. (Example: Fire system inspection for Fire wall)
- **Ceiling Cover-up Mechanical, Electrical, and Building.** These inspections are only for lay in ceilings not hard ceilings. Mechanical and Electrical in a hard ceiling should be called in as Rough-ins. The Mechanical and Electrical are required to be approved prior to scheduling the Ceiling Cover Building inspection.

Final Inspections

- **Final Mechanical; Electrical; Plumbing-** Final approvals.
- **Final Engineering ▪ Final Planning ▪ Final Fire Dept.-** These inspections will only be necessary if those Departments were involved with the plan review. **Must contact department directly for inspections.**
- **Final Building Inspection.** This inspection can be scheduled anytime after the Final Mechanical, Electrical, and Plumbing inspection are approved.
- **Certificate of Occupancy/letter of compliance-** COs are only for New construction and Changes of Occupancy permits. All other permits, upon request, can receive a letter of completion for a permit.

***OTHER PERMITS/INSPECTIONS MAY BE REQUIRED, THOUGH THEY DO NOT APPEAR ON THIS INSPECTION LIST. I.E. Early Release Electrical permits and Early Release Gas permits and their associated inspections.**

***ALL CONTRACTORS (GENERAL AND SUB-CONTRACTORS, ETC.) NEED TO CONTACT THEIR INSPECTOR AND CLARIFY ANY AND/OR ALL BUILDING ISSUES AND QUESTIONS PRIOR TO BEGINNING EACH JOB.**

****COMMUNICATION IS KEY****