

FREDERICK CO. PUBLIC WORKS FINAL GRADING INSPECTION INFORMATION

A final grading inspection shall be conducted by the Frederick County Public Works Department Prior to the issuance of all Final Certificates of Occupancy (C.O.) for any residence under construction in Frederick County. Any lot that required a site grading plan **must** have a certified as-built **and** a completed certified as-built form submitted to the Public Works department before the final grading inspection will be performed. The label on the outside of your permit folder will indicate whether a grading plan and certified as-built is required.

Final grading and follow-up inspections for failed or incomplete final grading inspections must be scheduled through the Building Inspections Department (540-665-5650). The final grading inspection is not automatically scheduled when you set up your final building inspection, you must request it. Please be sure that prior to scheduling the inspection that all items listed below are complete. Otherwise, you may incur a \$75 re-inspection fee that must be paid prior to you re-scheduling the inspection. Be sure to have your building permit number, type of inspection you are requesting, and what day you would like the inspection.

Inspectors will be looking at the following during a final grading inspection:

- Grading of yard and driveway to ensure positive drainage away from the building in accordance with:
Virginia Residential Building Code – Chapter 4: Foundations (R401.3 Drainage)
Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard to the dwelling unit. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of six inches (152 mm) within the first 10 feet (3048 mm).
Exception: Where lot lines, walls, slopes or other physical barriers prohibit six inches (152 mm) of fall within 10 feet (3048 mm), drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped a minimum of 2.0% away from the building.
- Final stabilization of all graded/denuded/disturbed areas in accordance with one of the following:
 - a. The homebuilder completing final stabilization where all soil disturbing activities at the site have been completed and a permanent vegetative cover has been established on denuded areas not otherwise permanently stabilized. Permanent vegetation shall not be considered established until a ground cover is achieved that is uniform (e.g., evenly distributed), mature enough to survive, and will inhibit erosion; or*
 - b. The homebuilder establishing temporary soil stabilization, including perimeter controls for an individual lot prior to occupation of the home by the homeowner, and providing written notification to the homeowner of the need for, and benefits of, final stabilization. The homebuilder shall maintain a copy of the written notification and a signed statement certifying that the information was provided to the homeowner.*
- Positive drainage of all drain tile, foundation drains, downspouts, sump pump discharges, etc. away from house, with splash blocks in place where applicable to reduce erosion
- Conformance of grading to site grading plan (on lots requiring a site grading plan)

Please note that Inspectors may require additional measures as conditions dictate. The above list should only be considered a general guideline.