

CODE INTERPRETATION/POLICY

Policy Name: Final Inspections for Expired Permits

International Residential Code as amended by the Montgomery County ER13-24	R109.1	Final Inspection
Montgomery County Code Chapter 8	8-25(b)	Time Limit
Montgomery County Code Chapter 17	17-15(e)	Contents; Conformance with permits; expiration upon non-commencement of work.

Statement/Background of Issue

For various reasons, Residential Building, Electrical, and Mechanical permits have expired without receiving the required approved final inspection; all other required inspections had been approved. This policy specifies the requirements for handling these requests, including those affected by code changes after the permit issuance

Division Interpretation/Policy

1. All expired permits issued under the current edition or the previous edition (One code cycle old) of the applicable codes.

For Residential Building permits, the applicant shall apply for a residential Building permit for final inspection. The applicant shall provide the original approved plans at the time of the application. After DPS issues this permit, applicant can schedule the final building inspection. DPS will inspect and approve, if appropriate, the final inspection.

For Residential Electrical and Mechanical permits linked to the Residential Building permit for final inspection, the applicant shall schedule the final electrical and mechanical inspections after the Residential Building permit for final inspection is issued. DPS will inspect and approve, if appropriate, the final electrical and mechanical inspections.

For Residential Electrical permits not linked to a Residential Building permit; the applicant shall schedule the final electrical inspection. DPS will inspect and approve, if appropriate, the final electrical inspection.

For Residential Mechanical permits not linked to a Residential Building permit; the applicant shall schedule the final mechanical inspection. DPS will inspect and approve, if appropriate, the final mechanical inspection.

2. All expired permits issued under an older edition (more than one cycle old) of the applicable codes

The applicant shall apply for a new residential Building permit for final inspection only. DPS will issue a new permit and enter approved final inspections based on statements described below. Statements used for this purpose shall clearly identify the license holder, the license number, and expiration date of the license.

For Residential Building permits; a signed and sealed statement from a Maryland registered design professional (an architect or engineer) stating all work has been inspected by them, and that the work complies with all applicable requirements of the code under which the original permit was issued.

For Residential Electrical permits; a statement signed by a State of Maryland Licensed Master Electrician stating all work has been inspected by them, and that the work complies with all applicable requirements of the code under which the original permit was issued.

For Residential Mechanical permits; a statement signed by a State of Maryland Licensed Master HVAC contractor stating all work has been inspected by them, and that the work complies with all applicable requirements of the code under which the original permit was issued.

Interpretation/Policy No. RCFCCP 1-2025	Date April 17, 2025	George Muste Division Chief <i>George Muste</i>
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