



Department of Permitting Services

Division of Building Construction

255 Rockville Pike, 2nd Floor, Rockville, Maryland 20850

CODE INTERPRETATION/POLICY

Policy Name:

Final Inspections for Expired Residential Permits

Code/Year	Section of Code	Title of Code Section/Subsection
International Residential Code, 2009 edition	R109.1.6	Final Inspection
Montgomery County Code, Chapter 8	8-25(b)	Time Limit
Montgomery County Code, Chapter 17	17-29(c)	Contents; conformity with permits; expiration upon noncommencement of work, etc.

Statement/Background of Issue

For various reasons, many Residential Building, Electrical, and Mechanical permits have expired without receiving the required approved final inspection. This policy only applies to those permits which have obtained approvals for all other required inspections, other than the final inspection. This policy also clarifies the Building Construction Division's requirements for handling these requests, including requests when the applicable codes may have changed since the permit was issued.

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 building 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 inspectors 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 permit for the purposes of obtaining a final inspection only. DPS will issue a new permit for the purposes of obtain a final inspection 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 permit was issued.

For Residential Electrical permits; a statement signed by a Montgomery County 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 permit was issued.

For Residential Mechanical permits; a statement signed by a State of Maryland Licensed 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 permit was issued.

Interpretation/Policy No.	Date	Division Chief
BCP11-10	March 1, 2011	Hadi Mansouri 