

Required Inspections

- **Foundation:** footer or similar before foundation installation.
- **Backfill:** water proofing & drainage before bringing soil to grade.
- **Temporary Electric:** temporary electrical service for use during construction.
- **Framing:** load transfer, headers, truss design, foundation connection, etc.
- **Rough-In Electric:** all wires & boxes before concealment.
- **Rough-In Plumbing:** all DWV and water supply before concealment. A static pressure test is required.
- **Rough-In Mechanical:** all ducts, vents, chimneys & equipment before concealment. A static pressure test is required on all gas lines.
- **Underground:** all buried wire & pipe prior to backfill.
- **Insulation:** all insulation and sealing installed before surface finishes are installed.
- **Final:** required for all projects. A Certificate of Occupancy will be issued for new homes.

**These are the minimum for most homes.
More inspections may be required for
your project.**



**Building, Planning, & Zoning
County of Bath**
Post Office Box 216, 65 Courthouse Hill Road
Warm Springs, Virginia 24484

V20131123

BUILDING IN BATH COUNTY

A guide to residential
construction



Department of Building, Planning, & Zoning

When are building permits required?

A building permit is required for all new construction, addition renovation, alteration, or demolition with a few exceptions. Below are some projects that may be exempted from a building permit.

- One story, detached storage, shed, or playhouse under 200 square feet.
- Fences & privacy walls no taller than 6 feet.
- Retaining walls supporting no more than 2 feet of unbalanced fill.
- Swimming pools: no greater than 150 square feet, containing no more than 5000 gallons, and no greater than 24 inches deep.
- Replacement of existing LP gas tanks with same size in the same place by a gas supplier.
- Replacement of windows and doors of same sizes and similar operation.
- Replacement of plumbing fixtures without changes in DWV (drain, waste, vent) or water supply.
- Replacement of switches, receptacles, luminaires & paddle fans.
- Replacement of mechanical appliances provided that such equipment is not fueled by gas or oil.
- Replacement of siding or roofing and up to 100 square feet of roof decking.
- Replacement of floor covering.
- Replacement of interior wall covering.
- Installation of cabinets.
- Application of paint or wall paper.
- Other repair work deemed by the building official to be minor and ordinary which does not adversely affect public health or general safety.

NOTE: all new construction and additions require zoning approval.

What is required for a building permit?

Applications are available online, by email, at the office or by fax. New structures or bedroom additions must be approved by the Virginia Department of Health or the local water / sewer operator.

Any company / individual contracted to build by the owner must be licensed by the Virginia Department of Professional and Occupational Regulations. Owners may build the house themselves however any contracted help must be licensed.

Plans are required for all permit applications.

- Up to 2000 square feet—plan view of structure and plan view of property.
- 2001 to 4999 square feet—above required with foundation plan and framing section drawings.
- 5000 square feet and above—above required with full electrical, plumbing, mechanical and framing plans. Must be stamped by a Virginia Registered Design Professional.
- Small projects may not require a drawing but will still require detailed specifications.
- Some construction methods may require additional plan submission.
- Please call to verify for your project.



Bath County design criteria

- Code Edition: 2009 Virginia Residential Code
- Frost depth: 24 inches, deeper at higher elevations
- Wind speed: 90 mph
- Snow load: 30 pound/square foot
- Seismic zone: 17-33 %g (site class D)
- Roof insulation: R38
- Floor insulation: R19
- Exterior wall insulation: R13
- Radon: Zone 1, high potential (> 4pCi/L)
- Termites: moderate to heavy
- Weathering probability: severe

All regulated activities to be compliant with Bath County Code Chapter 7.

Please feel free to contact us with any questions about your project!

Contact Us

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