



Request a Final Building Certificate of Occupancy

Department of Planning & Development Review, Bureau of Permits and Inspections
900 East Broad Street, Room 108
Richmond, Virginia 23219
Office: (804) 646-4169

<https://www.rva.gov/planning-development-review/permits-and-inspections>

Please complete this form and email it to PDR.Permits@rva.gov after passing your final building inspection. **No** fee is required for a Certificate of Occupancy issued from an active building permit.

Registered email with the Online Permit Portal: _____

Job/Property Location: _____

Building Permit Number: _____ Projected Occupancy Date: _____

Requestor Name: _____ Requestor Phone Number: _____

This form **does not** schedule your final building inspection or any other inspection. Use the [Online Permit Portal](#) to schedule your final building inspection upon completion of the work. If you are unable to schedule an inspection on the portal, please call [PDR] (804) 646-1628 for assistance.

BUILDING: As you prepare your final building inspection, please be aware of the following items:

- All trade permits need to have an approved final inspection prior to requesting the building final. These can include, but are not limited to: electrical, mechanical (HVAC), plumbing, gas piping, sprinkler and elevator permits.
- Any required special inspection reports should also be submitted to this office. These must be signed/sealed by the engineer or architect who inspected the work and emailed to PDR.Permits@rva.gov. If they are larger than 10MB, please email us to let us know you need to upload the reports to the Permit or Plan. You will receive instructions on how to proceed.
- Any re-inspection fees and/or audited permit fees for increase in cost of work owed to the City shall be paid.

ZONING: To schedule your Zoning Final, contact: PDRZoningAdministration@rva.gov or call (804) 646-6340. Submit your request **ONLY AFTER** work is completed and Zoning Staff will inspect the site within two (2) days of your inspection request.

Additionally, please be aware of the following zoning requirements that need to be completed:

- Parking area paving, striping, buffers and interior landscaping.
- Trash collection area screening (fencing).
- For new main buildings, an “as-built” survey is necessary to show building setbacks in relation to the front, rear and side property lines and the provision of on-site parking.
- For properties with special approvals, all conditions of the approval must be met. These items will be verified and may include: Building materials or color, mechanical equipment location and screening, signage, landscaping, lighting, etc.

PUBLIC WORKS: For new buildings, any public works requirements including site work, grading & seeding, work-in-street, etc., need to be completed. For a Public Works Final, contact the inspector assigned to your part of town or noted on any Work in Streets Permits you may have for your project. If unsure of who your inspector is, you may send a request for a final inspection to rightofway@rva.gov. Please include the address of the needed inspection and a call back number.

LAND DISTURBING: For new buildings, a final land disturbance inspection from DPU Water Resources is required. Call 646-7087. The site must be 80% stabilized with mature vegetation or mulch. Stormwater BMPs must be in good working condition per approved plans and manufacture’s specifications.

ALL DELINQUENT TAXES MUST BE PAID