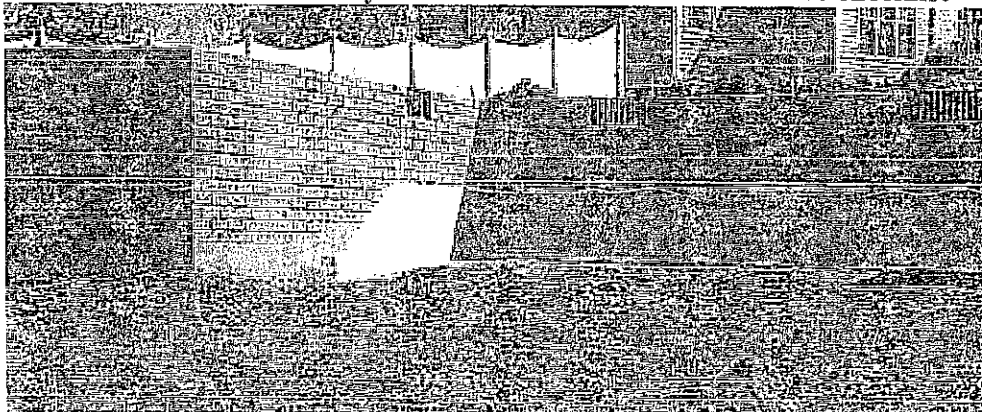


## FOUNDATION CHECKLIST

The foundation is not a separate inspection at this time, but it will be checked to the maximum extent possible through the course of the project. It is the builder's responsibility to make sure that the construction of the foundation meets the adopted codes and ordinances.

½" anchor bolts are required within 12 inches of each corner and the end of each sill plate and every 6 feet. Anchor straps are allowed per manufacturers' installation instructions. (R403.1.6)
All wood sills that rest on concrete or masonry and are less than 8" from grade must be pressure treated. (R319.1)
Masonry construction to be engineered or by empirical design for seismic group C for Town Homes. (R606.11.2)
Wall thickness is based upon walls supported. Minimum thickness for single story masonry foundations is 6 inches, two stories is 8 inches. Pier and Curtain is allowed on light frame construction supporting a maximum of 2 stories in height using a minimum of 4 inch masonry. (R404.1.5.1). Pier and veneer is an acceptable practice but still must meet the foundation anchorage and header span supporting the floor(s) above.
Maximum unbalanced fill for pier and curtain wall is 1 foot, hollow 8 inch CMU is 4 feet, and solid grouted 12 inch CMU is 6 feet, 12 inch poured concrete wall is 8 feet. Any foundation wall that exceeds this would require engineering. (Table 404.1.1(1))
Backfill should not be placed against the wall until the wall has sufficient strength, anchorage and bracing. (R404.1.7)
Waterproofing and foundation drainage ("French Drains") should be installed at this time. Foundation drainage shall positively slope to daylight as site conditions warrant. Exterior waterproofing and drainage systems are required on all basements, storage spaces, habitable spaces and when the inside grade of the crawlspace is lower than the finished outside grade. (R405, R406, R408.5)
Masonry walls shall be solid units or grouted at a change in thickness. (R606.2.3)
An 18"x24" crawl space access shall be maintained. A larger access will be required when equipment is located in the crawlspace. (R408.3 State Modified. M1305.1.4)
The minimum net area of crawlspace ventilation openings shall not be less than 1 square foot for each 150 square feet of under floor space area. One opening shall be within 3 feet of each other. <b>NOTICE:</b> An 8"x16" foundation vent does not equal to one square foot of ventilation. (R408.2)
8 inch CMU piers cannot exceed 80 inches in height. Piers over 32 inches high must be filled solid and capped. (R606.5)
Masonry walls shall be laterally supported. (R606.8)
Flashing and weep holes must be installed correctly. Drilling weep holes is not acceptable practice. (R703.7.5, R703.7.6)

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### SLAB INSPECTION

	A 4-inch thick base course of gravel or stone placed. (R504.2.1)
	Compacted fill over 24 inches deep requires a soil compaction report by a qualified engineer. (R506.2.1)
	A vapor barrier is required under all slabs within the building envelope over the gravel base. 6 mil poly is recommended. (R506.2.3)
	Slabs must be a minimum 3.5 inches thick and capable of carrying all loads. (R506.1)
	Garage floors must be sloped to facilitate the movement of liquids. (R309.3). Elevated garage floors must be engineered to support a 2000 pound load over a 20 inch area. (Table 301.5)
	Slabs poured prior to inspection or without vapor barrier may be subject to removal. (R114.1)
	Termite treatment is required prior to pour. (R320). <b>Provide termite treatment letter to the building inspector prior to final inspection.</b>
	Radon soil gas stacks are not required, if installed, must be labeled and properly installed to avoid confusion with DWV. (Appendix F)



## ROUGH-IN INSPECTION CHECKLIST

All sub-trade rough-ins (plumbing, gas, mechanical and electrical) must be completed and inspected before insulation. (R109.1.2)



All rough framing and masonry shall be completed. The structure must be dried-in, doors and windows installed, masonry fireplaces and roof flashing and shingles completed. **DO NOT INSULATE EXCEPT CONCEALED WALLS, SUCH AS BEHIND SHOWERS AND CANTILEVERED FLOORS.** Do not stack sheet rock along walls. If a door or window is back ordered (other than required egress), please weather proof the opening with poly. (R109.1.4, R701.2)

Every structure must have a 3/0 by 6/8 side-hinge exit door. Every sleeping room must have an emergency egress window or exit door. The window sash must open clear at least 20 inches wide, 24 inches tall, be within 44 inches of the floor and have an overall opening size of 5.7 net clear feet (821"). A sleeping room is any room with a clothes closet including basements and bonus rooms. (R310)

Every stair must be a minimum of 3 foot wide and have a 3-foot by 3-foot landing at the top and bottom unless it meets one of the exceptions in the code. Stair headroom, measured from the slope of the stairs, must be a minimum of 6'-8". (R311.5)

Glazing in windows in hazardous locations must be tempered. (ie.: doors, next to doors, over tubs, large picture windows, in stairwells, etc.). (R308.4)

All structural members, their size, spans and method of attachment are to be in accordance with the code. Any alternative material not prescribed in the code must be approved by the Building Official. (R301.1.3)

Cuts, notches and holes bored in laminated veneer lumber, glue-laminated members or I-joist are not permitted beyond the manufacturer's installation guide. Truss members shall not be altered in any way without the approval of a design professional. Truss design drawings shall be provided at time of inspection. Use "hurricane clips" and room tie-downs as specified per manufacturer or as required per Table R802.11. (R502.8.2, R502.11, R802.10.1)

All load bearing members must be grade stamped. (R602.1)

Any framing member that has been cut or notched beyond allowances must be reinforced. (R602.6)

Wall bracing according to Design Category C. **NOTICE:** "let-ins" are not allowed on the bottom floor of a two story. (R602.10.3, R606.5)

Attic areas shall be ventilated. A 22 inch by 30 inch minimum access shall be provided. A larger opening may be required when equipment is located in the attic. (R807.1, M1305.1.3)

Fire blocking shall be in place. Use ASTM E136 caulk and other approved material to seal each vertical and horizontal penetrations not exceeding 10 feet. (Enclosed chases, floor/ceiling penetrations, soffits, stairs and tubs, etc.) (R502.12, R602.8)

Plywood, OSB and EIFS requires a weather resistant membrane (30# felt or house wrap) between masonry veneer and stucco. Do not install interior (conditioned side) vapor retarder, this will lead to moisture problems within the stud cavity. Foam plastic may be used if separated from the interior with 1/2" sheetrock. (R703.9.1, R314)

Flash porches, windows, doorsills and nailing flanges per manufacturer. Wall sheathing should be at least 6 inches from grade. (R703.8, R319.1)

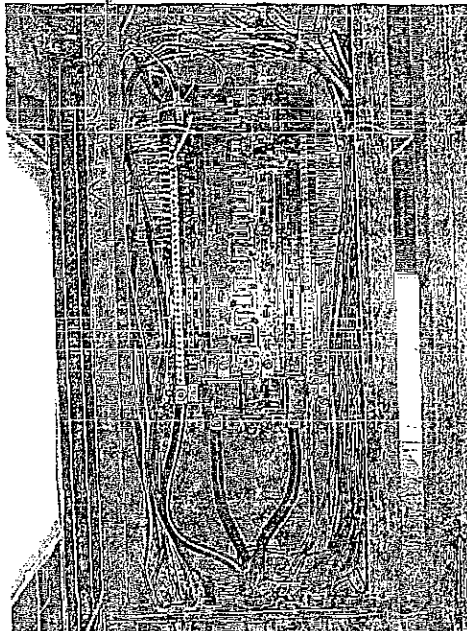
A flight of stairs shall not have a vertical rise of more than 12 feet between floor levels or landings. (R311.5.4)

SIZE OF HEADER	HEADER IN BEARING WALLS			HEADERS IN WALLS NOT SUPPORTING FLOORS OR ROOFS
	Roof Only	1 Story (Floor)	2 Story	
2-2 x 4	4	-	-	-
2-2 x 6	6	4	-	-
2-2 x 8	8	6	-	10
2-2 x 10	10	8	6	12
2-2 x 12	12	10	8	16

### ELECTRICAL ROUGH-IN INSPECTION CHECKLIST

The panel box needs to have the grounds and neutrals made up. No breakers are required. Service entrance must be run.
Wiring must be run to all locations. (R109.1.2)
Service loads shall be computed in accordance with the code. Services over 400 amps require a design professional. (E3502)
Unless the meter base and the service panel are located back-to-back or next to adjacent stud cavity, a four wire system with an exterior service disconnect is required. The sub-panel must isolate neutrals from the grounds. (NEC 230.70a and 230.91a)
A grounding electrode system is required at each structure served. Each electrode specified in section E3508 shall be bonded together to form the grounding electrode system. (E3508)
A four wire service is required for stoves and dryers. (NEC 400.5 or 250.59b)
Panel box locations must meet clearance (30 inches wide and 36 inches deep by 6'-6" high) and cannot be located in a bathroom or clothes closet. (E3305)
Receptacle spacing on walls shall not be more than 12 feet apart, within 6 feet of a door and on any wall over 2 feet in length. (E3801.2.1)
A minimum two 20-amp circuits are required in the kitchen, one in the laundry and one for the bathrooms. All must be wired with 12-gauge wire size. (E3603)
Kitchen countertop receptacle spacing is basically every 2 feet on center, with one receptacle required in any island or peninsula countertop over a certain size. (E3801.4)
Wiring shall be protected from abrasion and from physical damage. (E3805.1.2, Table E3701.4)
Holes closer than 1 1/4" from edge of member shall be protected with nail guards. (E3702.3.2)
Bond all metal water pipes. (E3509.6)
Bond each portion of a gas piping system that is likely to become energized. (G2411.1)
Use UL listed fixtures as designed or tested. (ceiling fans, wet and damp locations, recessed can lights, etc.) (E3903)
Luminaries in clothes closets must meet the required clearances from the fixture to the nearest point of storage space. Fixtures designed for candescent bulbs must meet the required clearances for candescent luminaries. Inserting a fluoresent bulb in a candescent luminary will not reduce the clearances required. (E3903.11)
Smoke detector wiring must be installed. One is required inside each sleeping room, immediately outside the sleeping room and each floor level of habitable spaces. They must be hard wired, interconnected and have battery backup. Refer to manufacture's installation instructions for specific application but in general, they must be located within 12 inches of the ceiling and 3 feet from any source of air movement (returns, registers, ceiling fans, etc).
Where installed in or attached to a building or structure, metal piping systems, including gas piping capable of becoming energized, shall be bonded to the service equipment enclosure or one or more of the grounding electrodes used. The points of attachment of the bonding jumper(s) must be accessible. (E3509.7)
The <i>National Electrical Code</i> is referenced standard and may be used in conjunction with the IRC.

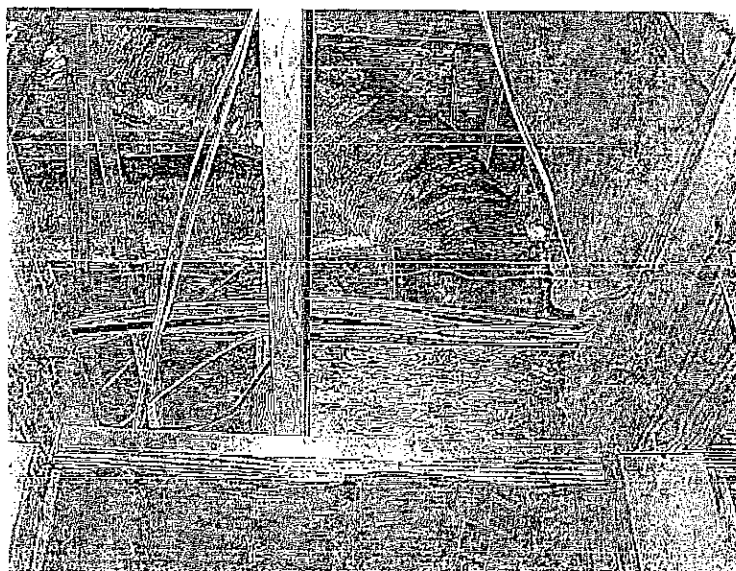
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## MECHANICAL ROUGH-IN INSPECTION CHECKLIST

Gas pipe shall be run to all locations and pressure tested. Test must be gauged from the location of the meter through the foundation to the approximate location of all appliances. A minimum test of 10 psi and the gauge must be calibrated to discern any leak. Mechanical gauges used to measure test pressure shall have a range such that the highest end of the scale is not more than five times the test pressure. A tag allowing connection to utility will be placed on the system once the rough-in inspection has passed. (G2417.4, G2417.1).
Use only appropriate piping materials (copper, CSST, black steel and wrought iron). Properly size and support gas piping. No unions, couplings, bushings and flared fittings shall be in concealed locations. Protect copper or CSST piping through wood members with shield plates. Protect piping against corrosion when passing through foundation walls and exposed to exterior locations. (G2411-G2417, M1308.2)
Fireplaces, vented or un-vented, must be installed. If gas is to be used in such fireplaces, the gas lines must be run and tested. (G2417.1)
The vent termination for a mechanical draft system shall not be mounted directly above or within 3 feet horizontally from an oil tank vent or a gas meter and shall not be closer than 3 feet of an interior corner formed by two walls perpendicular to each other. (M1804.2.6.3-M1804.2.6.5).
Fueled fired appliances are restricted in sleeping rooms, bathrooms and storage closets. See manufacturer's guidelines for exceptions. (G2406.2).
Air returns must be installed. Prohibited in kitchens, bathrooms, garages and within 10 feet of a fueled fired appliance. (M1602.2)
Supply boots must be installed and insulated in non-conditioned spaces conducive to condensation. (M1602.2).
Condensate and HVAC line sets should be installed and fire-stopped. (M1411, M1412).
All chimneys and vents shall be inspected for proper size and clearances. A mechanical draft venting system shall terminate at least 2 feet higher than any air inlet with 10 feet. (G2427.6.5)
Clothes dryer exhaust shall be roughed-in. Maximum length shall not exceed 25 feet. (G2439.5.1)
Bathroom exhaust fans must be installed in every bathroom and water closet and duct run to outside air. (R303.3)
The <i>International Mechanical Code</i> and the <i>International Fuel Gas Code</i> are referenced standards and may be used in conjunction with the IRC.

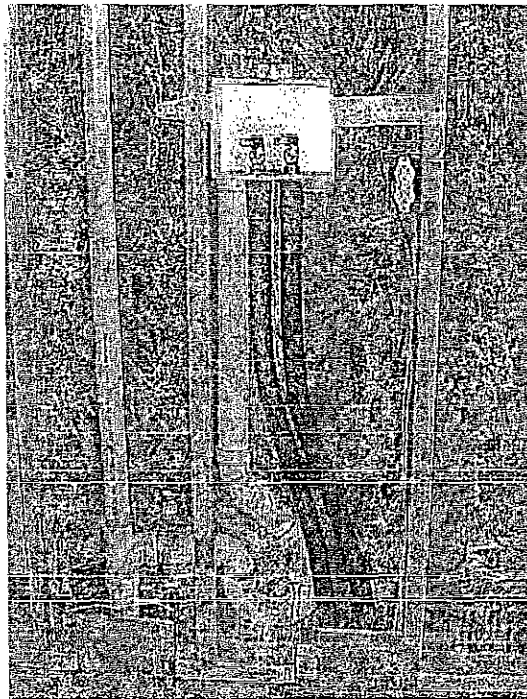
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## PLUMBING ROUGH-IN INSPECTION CHECKLIST

Plumbing shall be roughed-in to all locations. (R109.1.2)
PVC pipe is not allowed for any water distribution inside the building. (Table P2904.5)
The flow velocity of the water distribution system shall be controlled to reduce the possibility of water hammer. A water hammer arrestor shall be installed where quick closing valves are utilized. (P2903.5)
Drain systems shall be tested by water with no evidence of leaking. Fill to the highest flood level rim. Piping must conform to one of the standards for ABS plastic pipe, cast iron pipe, PVC plastic pipe or pressure rated pipe. PVC cell-core is not a pressure rated pipe. (P203.5.1, P3002.2)
Water supply system shall be tested and proven to be water tight under a water pressure test not less than the working pressure system (40 lbs) or by an air test not less than 50 psi. (100 for pex). (P2503.6).
Where pipe is installed through holes in plates or studs less than 1.5 inches from the edge of the member, shield plates shall protect the pipes. (P2603.2.1)
Use anti-scald shower valves. (P2708.3)
Vent terminals min. 6 inches above the roof. Roof boots should be installed. (P3103, P2606.1).
Vent terminals shall not be within 10 feet horizontally of openings into the building unless it is at least 2 feet higher than the opening. (P3103.5)
The <i>International Plumbing Code</i> is referenced standard and may be used in conjunction with the IRC.

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### TEMPORARY PERMANENT POWER INSPECTION CHECKLIST

Drywall must be hung.
Meter can be installed.
Must have 2 ½" conduit from bottom of meter can for underground power; conduit must be 18" below final grade. For overhead service, weather head must be installed; if above roofline, conduit must be rigid.
Must have 2 copper ground rods – minimum of 6' apart.
Must have at least one of the following circuits completed----washing machine, refrigerator.
Completed circuit consists of breaker being installed and GFI receptacle installed.
Cover must be installed on panel.
Incomplete circuits cannot have breakers installed.

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