

# Residential Building Footings & Foundations

DATE: \_\_\_\_\_ INSPECTOR: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PERMIT NUMBER: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_ PHONE NO: \_\_\_\_\_

## Permits & Plans

- Permit posted on job site
- Portable toilet on job site
- Verify address is posted and visible

## Footings

- Set Backs approved by Planning Department
- Footings are constructed to proper depth below frost line & continuous
- Soil report and/or compaction test if applicable
- Concrete encased electrode ground installed if rebar is utilized
- Footings are at least twelve inches deep below undisturbed ground
- The proper width of footings per table R403.1
- All loose mud, water & debris removed and footings should be squared up
- Bulkheads and grade pegs
- Foundation meets clearances from descending slopes
- Weather conditions are adequate to pour concrete
- If slab is monolithic pour, underground trades must be approved

## Foundation Walls

- ½ inch anchor bolts spaced 6 feet OC and will have a minimum embedment of 7 inches
- Two bolts per plate - at least one located not more than 12 inches from end
- If using other fasteners - provide documentation of equivalency
- Interior bearing non-load bearing walls properly fastened
- Crawl space vents are properly sized and spaced
- Termite treatment verification is provided to inspector
- Foundation is damp proofed or water proofed
- Foundation walls extend above finished grade 4 inch masonry
- Veneer or 6 inches elsewhere

Pier & Curtain Wall

- Piers/pilasters do not exceed allowed maximum height
- Foundation walls do not exceed maximum allowable height
- And/or unbalanced fill
- Walls retaining more than 4 feet of unbalanced fill shall be installed using tables R404.1, R404.1.1.2 and R401.1.1.3
- Walls that exceed tables designed must be designed by an engineer
- Foundation is backfilled and crawl space is raked smooth
- Maximum height of a load bearing masonry foundation wall supporting wood frame walls shall not be more than 4 feet or properly reinforced
- Piers and foundation wall must be properly bonded together with an approved masonry tie or by interlacing

Slabs

- All underground inspections for trades have been inspected
- Compaction is adequate
- All vegetation and organic material has been removed
- Six millimeter vapor barrier is installed
- Termite treatment has been verified
- A turn down slab shall have a minimum of one number 4 at top and bottom of footing - for slab-on-ground cast monolithically with a footing, one number 5 or two number 4 bars shall be located in the middle third of footing depth
- Verify all load bearing walls have proper depth

Misc.

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This list is to be used as a general check list - other items may be noted in the field!

# Residential Building Framing

DATE: \_\_\_\_\_ INSPECTOR: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PERMIT NUMBER: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_ PHONE NO: \_\_\_\_\_

## Permits & Plans

- Permit posted on job site
- Address posted on job site
- Portable toilet or access to toilet
- Verify rough electrical approval
- Verify rough mechanical approval
- Verify rough plumbing approval

## Rough Inspection

- Anchor bolts have been tightened or strapping properly fastened
- The roof is complete
- The penetrations at top and bottom plate are draft stopped
- All fire blocking is complete - soffits, chases, stairs etc.
- All bedroom windows meet egress requirements - at least one egress window in each bedroom
- Sill height 44 inches
- Net clear opening 5.0 square feet in ground floor & 5.7 square feet in upper story
- Net clear opening height 22 inches
- Net clear opening width 20 inches
- Tempered glazing is installed at all required areas such as tubs, doors and adjacent areas, walkways, stairways, etc
- Notching and boring does not accede requirements of R502.8 & R602.6
- Verify proper location of smoke detectors
- Minimum ceiling height is 7 feet
- Attic access opening is a minimum of 22 inches x 30 inches with a minimum of 30 inches unobstructed headroom
- Ceiling joists do not exceed allowable span and are lapped 3 inches over wall

### Floor Joists

- Floor joists are properly spanned using hangars or ledger strip
- Notches at ends of joists do not exceed ½ of depth of joists
- Bearing at floor joists to 1½ inches at wood and 3 inch masonry or concrete
- Check fasteners schedule
- Fasteners for pressure treated wood is adequate; hot-dipped galvanized, stainless, silicon, bronze or copper
- Verify all lumber grades

### Fireplace

- Verify fireplace approval

### Trusses

- Engineered truss or joist information provided on job site
- Trusses have not been cut or altered
- Trusses have supports installed at all load bearing points
- Trusses have all hangars & fasteners per plans
- Uplift clips (hurricane ties) as required
- Trusses designed to carry load of equipment - HVAC, water heaters, etc.
- Trusses have been properly furred for insulation thickness

### Walls

- All vertical joints of sheathing are properly fastened to studs - R602.10.7
- Sheathing is nailed at 6 inch OC at edges and 12 inch OC interior
- Verify that all walls are properly braced per table 602.10.1
- All load bearing walls are continuous to the foundation
- Headers are properly sized and have the correct number of jack studs
- The exterior walls are not cut or notched more than 25% of width
- Studs in non bearing partitions are not cut or notched more than 40% of width
- Joists are lapped at least 3 inches where framed from opposite sides of bearing support and are nailed together with 3 10D nails

### Framed openings

- Trimmer and header joists doubled or equivalent dimension when header span is greater than 4 feet when the header span is greater than 6 feet, the header joists to be supported by framing anchors or joist hangars, support on beam, partition or wall
- Tail joists greater than 12 feet, to be supported at header by framing anchors of 2x2 ledgers
- Floor crawl space access 18 inches x 24 inches
- Mudsill alone does not support floor joists, crawl space vents or doors
- Ledger strips are nailed per code

### Roof & Rafters

- The minimum thickness of ridge is 1 inch nominal width and not less in depth than the cut at rafter end (R802.3)
- The rafters are framed opposite each other at the ridges - R802.3
- Rafter ties are installed - if required
- Load paths from the ridge to footings verified
- Roof lintels for brick veneer are installed
- Collar ties are installed
- All spliced rafters, valley rafters and hip rafters are properly supported
- Rafters do not exceed allowable span
- Proper attic ventilation is required

### Interior Stairs

- All stairs are provided with illumination
- Under stair protection of ½ inch gypsum board required
- Landings interior side of exit door shall not be more than 1.5 inches lower than top of threshold
- Floor or landing required at top and bottom of stair
- Landing at exterior side of door shall not be more than 7¾ inches below threshold
- Landing width shall not be less than the stairway served
- The minimum headroom height shall be 6 foot 8 inches
- Stairway shall be a minimum of 3.0 feet
- Handrails do not project more than 3½ inches into stairway
- Handrails with a circular cross-section shall be at least 1¼ inches to 2 inches in diameter
- See R311.5.6.3 for other handrail requirements
- Maximum risers 8¼ inches (per state amendment)
- Maximum tread 9 inches (per state amendment)
- When risers are closed, all treads may have a uniform protection not to exceed 1½ inches (per state amendment)
- Minimum height of handrail is 30 inches to 38 inches (per state amendment)
- Stairs cannot deviate more than ⅜ inch
- Winders, spiral and/or circular stairs are required to meet R311.5.8
- Guardrail is required where the walking surface is greater than 30 inches
- Guardrail shall not allow a passage of a 4 inch sphere
- Triangle formed by riser, tread etc. shall not allow a passage greater than 6 inches

### Misc.

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This list is to be used as a general check list - other items may be noted in the field!



# Residential Electrical Rough Inspection

DATE: \_\_\_\_\_ INSPECTOR: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PERMIT NUMBER: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_ PHONE NO: \_\_\_\_\_

## Rough Inspection

- Verify address, permit number and scope of work
- Bedroom Outlets to be wired for arc-fault protection
- Outlet spacing 12 feet along floor
- Outside receptacle: front, back and within 25 feet of HVAC
- Light location for illumination of stairs
- 3-way switch on stairs of 6 or more risers
- Light switches at all doorways
- Smoke detector installation and location in all bedrooms and outside of bedrooms
- One smoke detector on each additional level including basement wired together with 14/3 min.
- Check for damaged Romex
- Romex holes drilled 1¼ inches from face of stud - nail guard required
- Box fill - see attached
- Connectors in exhaust fans, disposal, can lights and panels
- Floor boxes are of approved type
- Attic flooring installed for all wiring within 6 feet of attic access and 7 feet if ladder is installed
- Proper stapling of Romex in walls, attic and under floor
- Location of fixtures in closets
- Recessed fixtures are thermally protected and IC rated
- Clearance between low voltage and line voltage circuits
- Approved boxes for fan installation
- Receptacle in hallway over 10 feet

## Garage

- GFI outlet in garage
- Light at interior entry door
- First 18 inches of garage floor free from receptacles and panel

Kitchen

- Size and type wires for range, ovens and stove tops - 4 wire
- A minimum of two 20 amp counter top circuits
- Outlet spacing 2 feet maximum and all counter top spaces 12 inches
- Outlets required for islands or peninsulas - GFCI
- Disposal and dishwasher on a separate 20 amp circuit
- Range hood not wired with counter top circuit

Bathrooms

- Separate 20 amp GFCI for each bathroom
- Jacuzzi tub on separate circuit and GFCI protected - motor accessible & bonded

Basement or Crawl Space

- Basement lighting
- Basement receptacle in each unfinished area
- Light and receptacle in crawl space
- Sump pump if needed
- Romex stapling
- Plastic bushing or connector on conduit for Romex protection

Laundry

- Verify washer is on 20 amp circuit that does not serve other areas
- Dryer on 30 amp four wire circuit

Misc.

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# Residential Plumbing Inspection

DATE: \_\_\_\_\_ INSPECTOR: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PERMIT NUMBER: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_ PHONE NO: \_\_\_\_\_

## Under Slab

- Permit posted on job site
- DWV lines properly bedded
- Check slope
- Check direction of flow on fittings
- Water supply protected thru slab
- DWV & supply sleeved thru foundation wall
- DWV tested with 10 foot head of water or air test
- Drain fixtures have individual or wet vent
- Ensure drain lines are not reduced in flow direction
- All DWV & supply lines, fittings & joint material must be approved

## Rough

- All water supply & DWV installed and tested for leaks
- DWV run to exterior of building
- DWV & water supply lines properly supported
- Draft stop all penetrations
- Water supply lines insulated where required
- Water heater PRV and pan drains piped to exterior
- Ensure DWV system is vented properly
- Check direction of flow on fittings
- Ensure DWV is properly sized



# Residential Mechanical Inspection

DATE: \_\_\_\_\_ INSPECTOR: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PERMIT NUMBER: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_ PHONE NO: \_\_\_\_\_

## Underground

- Permit posted on job site
- All dryer vents underground must be galvanized metal pipe

## Rough

- All gas piping installed
- Refrigerant & condensate piping installed
- All duct work installed and insulated
- Return air installed (not in kitchen area) - or garage
- HVAC boots installed & sealed to sub floor
- All duct work supported as required
- Clothes dryer vent installed (not to exceed 35 feet) or per manufacturer's specifications
- All penetrations to be properly draft-stopped
- All gas venting to be installed
- Verify proper size of attic/crawlspace access
- Notching is adequate if applicable
- Verify proper insulation R value of duct/duct board
- Thermostat wiring is in place
- Nail guards where required

## Gas Release

- Air test on gas line 1½ times the proposed working pressure
- Regulators and other fittings made up
- Shut off caps on stove and any future line
- Verify all materials are approved
- Verify all gas piping is properly sized and supported
- Hard pipe (black iron) through foundation wall



# Residential Electrical Final

DATE: \_\_\_\_\_ INSPECTOR: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PERMIT NUMBER: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_ PHONE NO: \_\_\_\_\_

## Final

- Garage receptacles on GFCI
- Outdoor receptacles on GFCI and in-use cover installed
- Special garage receptacles (dedicated) on a single receptacle
- Required GFCI receptacles serving all kitchen counter tops (minimum two 20 amp circuits)
- Required GFCI receptacles in all bathrooms (one 20 amp circuit)
- Check all electrical equipment for proper operation
- Verify smoke detector locations and proper interconnection operation
- Verify ground wire, connector, connections and support to house
- Verify closet light clearance
- Verify light switch and receptacle in attic and crawlspace
- Unfinished basement requirements; lights and GFCI receptacles
- Verify door bell operation
- Verify all equipment has disconnects
- Check lights for all exterior doors
- Check power panel and all disconnects for proper labeling
- Verify arc-fault operation on all bedrooms circuits
- Check receptacles for operation and polarity
- Verify all switch and receptacle covers installed
- Check HVAC units for max breaker size per manufacture's specifications

## Misc.

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# Residential Building Final

DATE: \_\_\_\_\_ INSPECTOR: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PERMIT NUMBER: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_ PHONE NO: \_\_\_\_\_

## Final

- Permits have been posted on job site
- Final electrical approved
- Final mechanical approved
- Final plumbing approved
- Verify any Planning Department requirements such as landscaping
- Street address posted and visible from street minimum of 3 inches
- All exterior windows, doors and foundation penetrations are properly caulked
- There is a minimum of 6 inches clearance from soil to siding
- The grade at the foundation falls away front the structure
- All exterior wood is painted or protected

## Garage

- Garage - shall be separated from the residence by ½ inch sheetrock
- Garages beneath habitable rooms shall be 5/8 inch type X gypsum; where the structure is a floor/ceiling assembly ¼ inch gypsum shall be installed on the supporting walls
- Ductwork penetrating garage wall/ceiling shall be a minimum of 26 gage
- Openings between the residence and garage shall be equipped with solid wood doors
- Not less than 1 3/8 inches or a 20 minute rated door
- If pull-down stairs is installed it must be rated or noncombustible
- All penetrations in garage wall shall be protected
- All sheetrock screws and joints properly taped and mudded

## Decks

- Deck is constructed of treated material
- Fasteners and hardware are approved for pressure-treated wood
- Ledgers for decks are bolted or lagged to structure with proper 5/8 inch bolts

Exterior Stairs

- Exterior stairs
- All stairs are provided with illumination
- Landing at exterior side of door shall not be more than 7¾ inches below threshold
- The minimum headroom height shall be 6 feet 8 inches
- Handrails do not project more than 3½ inches into stairway
- Handrails with a circular cross section shall be at least 1¼ inches to 2 inches in diameter - see R311.5.6.3 for other handrail requirements
- Maximum risers 8¼ inches (per state amendment)
- Maximum tread 9 inches (per state amendment)
- When risers are closed, all treads may have a uniform protection not to exceed 1½ inches (per state amendment)
- Minimum height of handrail 30 inches to 38 inches (per state amendment)
- Stairs cannot deviate more than ¾ inch
- Guardrail is required for where the walking surface is greater than 30 inches
- Guardrail shall not allow a passage of a 4 inch sphere
- Triangle formed by riser, tread etc. Shall not allow a passage greater than 6 inches

Additional

- R-19 insulation is required in crawlspace
- Check crawlspace for vented/nonvented requirements
- All debris is removed from crawlspace
- Attic insulation R-30 is adequate and does not block baffles
- Weather stripping installed around attic access doors
- Smoke detectors are in working order
- All appliances are installed
- Tilt control is installed on stove
- Clearances to mantel are properly maintained
- Interior handrails are installed
- Safety glazing is verified
- Bedroom windows are operable
- Certificate of occupancy issued

Misc.

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