



GENERAL INFORMATION FOR RESIDENTIAL CONSTRUCTION (IF APPLIES)

T-POLE

- Shall have address on one brace/Plainly visible from street
- Shall have two secure braces.
- Shall be grounded properly.
- All 120v receptacles must be G.F.C.I. protected.
- Shall remain in “green tag” condition; a part of all inspections.

PLUMBING ROUGH AND SEWER (PR/S)

- No address = no inspection. (shall provide a address with a minimum 2ft. stake/minimum 1ft² plastic, plywood or OSB with 4 inch numbers located within 2ft. from back of curb)
- No pr/s inspection if site wet.
- All sewer pipes shall be bedded with cushion sand or clean fill dirt.
- Sewer lines shall be filled with water; check for leaks, no air test allowed
- No water meter, If jumpered, property is subject to fine.
- Water box shall be set if meter is present
- If problem exists outside form-boards; (i.e. city clean-out needs repair; water meter box isn't set) a red-tag will be issued with the words “ok to work inside forms” (otwif).
- No water line splicing in foundation area (allowed only for repairs after foundation poured. Repairs must be made with minimum 15% silver solder and pressure tested at 60 psi).
- No water line splicing from meter to house shut-off valve.
- Water lines through grade beams shall be sleeved 2 pipe sizes larger in dimension.
- Vertical pipe in a wall shall have a pipe chase.
- All hot water lines shall be insulated (copper, pex, etc.)

FOUNDATION

- Concrete break required with engineer lab report
- Shall have form-board survey on file w/city building dept. and engineer's inspection pre pour foundation report on site at time of inspection
- All plumbing shall be wrapped min. 4” above slab form boards
- Shall have engineer's pier letter on file (if applicable)

- Check piers, if applicable, piers shall be flush w/bottom of beam & free of debris
- No foundation inspection if site is wet.
- Check sheathing at live-end, maximum. 2” of cable exposed for post tension slabs.
- Check anchoring of live and dead-ends. Shall be nailed to form-board or supported with rebar stakes.
- Wrap all exposed plumbing under slab/verify tub boxes. No copper to run lengthwise in beams.
- Copper under sheathing must be buried minimum 4”.
- Check cable and rebar placement, beam depth and width against foundation plans.
- No screws in cook-top exhaust duct.
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FLATWORK (JUMPWALK/CURB, SIDEWALK, DRIVEWAY APPROACH)

- No water meters in flatwork.
- **6’ minimum from edge of sidewalk to edge of curb.**
- **4’ width.**
- Expansion joints shall have smooth/sleeved dowels.
- Expansion joints required at jump walk/curb, 20’ on center and driveway at easement/property line.
- If city clean-out is in sidewalk, it must be level with walk and correct cap installed.
- Rebar 24” on centers (no wire mesh allowed in city sidewalks).
- Rebar shall be set on chairs.
- Cushion sand/clean fill dirt shall be in place.

AFTER FOUNDATION POUR

- Remove all form boards
- Perform all grading from slab to property line
- Lumber package drop after lot clear
- Trash bin put into place prior to frame/with address

2NDS. (ATTIC ACCESS REQUIRED)

- Frame:
- All walls w/2” or larger plumbing shall be 2”x6” stud frame
- Exterior bottom plate bolt’s/ 12” from ends & 6’ spacing along walls
- Interior bottom plate nailing (shots; not hammered). 18” on center for load-bearing walls, 36” on center for non load-bearing walls.
- Any joist over 48” length connected to header must have hanger(s).
- All rafters shall be (shear) wind braced; at each end and between ends, depending on span. Bracing must rest on top-plate or minimum doubled joist, depending on span.
- “H” clips required on all Residential homes
- Sheathing must be sealed.
- Corners must be wind-braced; either with wind braces, plywood or construction grade sheathing. Plywood or sheathing used for wind-bracing must extend full wall height & 4’ along wall length

- If electrical fed from detached garage through breeze-way, garage end of breeze-way must be sealed.
- Sub-floor penetrations (two-story ductwork) shall be sealed.
- T-s and corners must be triple-blocked.
- Top-plate penetrations into unconditioned space must be sealed.
- Check bedroom egress:
 - Window, maximum sill height 44".
 - Minimum size: 24"H x 20"W.
 - One window or outside opening door required per bedroom.
- Joists must have minimum. 1 ½" resting on top-plate.
- Load-bearing stud may not be bored more than 40% of depth (holes no closer than 5/8" to face of stud).
- Non-load-stud may not be bored more than 60% of depth (holes no closer than 5/8" to face of stud).
- Load-bearing stud may not be notched more than 25% of depth.
- Non-load-bearing stud may not be notched more than 40% of depth.
- Joist boring, 1/3 of depth maximum, holes must be minimum 2" from top or bottom.
- Notch at end of joist ¼ of depth maximum.
- No notching in middle 1/3 of joist width.
- TJI:
 - Install "designed" system to manufacturer's instructions.
 - Must have manufacturer's instructions on site.
- Check for soffit vents.
- Minimum. 3' hinged door access to exterior (garage door not included).
- Minimum attic access 22" x 30". (located in a hallway/or other readily accessible location, **shall not be located in attached garage**)
- Headers and trimmers greater than 4' must be doubled & hung w/hardware.
- Purlins:
 - Purlins shall be sized no less than the required size of the rafters they support.
 - Purlins shall be continuous and shall be supported by minimum 2 x 4 braces installed to bearing walls at a slope not less than 45° from horizontal.
 - Braces shall be spaced not more than 4' on center and the un-braced length of braces shall not exceed 8'.
- Windows:
 - Must meet efficiency requirements of 2009 energy code (chapter 11).
 - Windows must have low-E certificate attached; indicated on plans by architect or certified by third-party inspection.
- Kitchen island counter shall have G.F.C.I. receptacle unless portable.
 - No receptacles flat on surface.
 - Maximum. 12" below counter.
 - Maximum. 6" over hang.
- Kitchen counter:
 - Counter top, minimum 2 small-appliance circuits.
 - No lighting on small appliance circuits.
 - G.F.C.I. protection required on all countertop receptacles (includes island).

- No point along counter greater than 24" from small-appliance receptacle.
- Kitchen primary lighting must be energy efficient, not incandescent.
- Appliances:
 - Electric range, minimum 40 amp. (#8 copper, no aluminum).
 - Disposal cord shall be greater than 18" but less than 36".
 - Dishwasher cord 3' to 4'.
 - Romex not approved as flexible cord.
 - Disconnect required for electric water heaters not in sight of electrical panel
- Bathrooms:
 - Receptacle required within 3' of basin (G.F.C.I.).
 - Separate 20 amp circuit required no lights on G.F.C.I. circuits, for each bathroom.
 - Primary lighting must be energy efficient
 - Hydro-massage tubs must be G.F.C.I.
 - Motor shall be accessible.
- Utility room:
 - Separate 20 amp circuit, no lights.
 - Outlets must be within 6' of equipment.
 - Washing machine receptacle single-use.
- Smoke detectors:
 - Required in each bedroom and directly outside each bedroom and in each adjoining hall.
 - Required at top of stairs.
 - Must be hard-wired **and interconnected.**
- Stairway:
 - Stairway illumination required.
 - The light switch of the required interior stairway lighting shall be accessible at the top and bottom of each stair without traversing any step of the stair.
- General purpose
 - 6' cord may be plugged in anywhere along wall (6' and 12' rule).
 - Any wall more than 2' wide requires receptacle.
 - Hallway longer than 10' requires receptacle.
 - One waterproof G.F.C.I. receptacle required on the exterior of the house in the front and back.
 - Garage, minimum 1 lighting and 1 G.F.C.I. receptacle.

TOP-OUT:

- All shower-pans and tubs shall be water tested
- Second floor tubs shall have water in them with drains open.
- All roof penetrations (flues, vents and chimneys) shall have flashing. Flues shall have storm-collars and caps.
- All plumbing penetrating studs, joists and top-plates shall have nail-guards.
- All flue pipe and vent stacks shall be run at time of inspection.
- Caulk (not tape) storm-collar.

GAS PIPING & TEST:

- Gas lines shall hold a minimum of 3 p.s.i. for a minimum 10 minutes w/ Certified diaphragm gauge
- Gas line shall be buried a minimum of 18”.
- Gas line shall have tracer wire separated from line
- If flex gas line is used, need gauge between main line and regulator inlet and regulator outlet and house system. All valves on manifold must be open and labeled.
- No CSST shall be smaller than ½”
- Gas SAFETY valves shall be required after all appliance stops

WATER HEATERS:

- No water heaters in attic**
- Pans required on all new and replacement water heaters.
- Heat trap/expansion tank required.
- Shall have dielectric connectors.
- Shall have temperature and pressure (t&p) valve w/unions
- Shall be vented.
- Shall have clear path for change-out.
- If located in garage closet, shall have source of ignition located a minimum of 18” above the floor.
- If located in hall or garage closet, shall have upper and lower combustion-air & sealed door
- Cannot be located in sleeping areas.
- Check flue clearance at any penetrations, 1” minimum clearance from combustibles.
- Draft-diverter shall be set properly. Use screw holes if provided.
- Flex gas line appliance connector maximum 3’.
- Flex gas line shall not be coupled together.

MECHANICAL:

- Furnace shall have minimum 30” front working clearance.
- Shall have walk-way, minimum 24” width.
- Condensate lines minimum. ¾”.
- Condensate lines subject to “sweating” shall be insulated.
- Condensate lines must have correct fall; 1/8” slope.
- Condensate lines must terminate in lavatory or utility room sink above p-trap.
- Secondary condensate line shall terminate above an exterior window.
- Armourflex ¾” minimum thickness installed on all refrigerant lines.
- Armourflex shall not be torn, repair rips/cuts with “181” tape.
- Armourflex must be taped at joints with “181” tape.
- Refrigerant lines must be connected at evaporators.
- Refrigerant lines located at notched top-plates shall have nail-guards. If top-plate cut more than 50% of its width the plate shall be reinforced with 24 gauge steel angle spanning the distance between the adjacent studs.

- Outside unit shall not be located in side yards less than 7' wide.
- Emergency drain-pan must tilt towards drain side.
- Up flow drain connections must be plugged (not taped) when evaporator used in horizontal position.
- If high primary-drain isn't L'd into emergency drain-pan, plug.
- Check flue clearance at roof penetration, 1" minimum clearance.
- No gas lines, electrical, condensate lines, and bracing or other obstruction in front of furnace service panels. Maintain minimum 30" clearance.
- Rough duct.
 - All supply duct shall be min. R-8
 - All ducts shall be in place and connected w/6" metal saddles & 1" solid straps
 - No duct on top of horizontal furnace; 1" minimum clearance.
 - Seal electrical in supply/return conduit at stud penetrations.
 - If wood is used as part of return-air system, it must be 2" minimum thickness.
 - No return-air from bathrooms, kitchen, closet or garage.
 - Return-air source must be greater than 10' from fireplace.
 - All appliance flex gas connections shall have rigid nipples to outside of appliance cabinet for connection
 - Joints of duct systems shall be made substantially airtight by use of tapes, mastics, gaskets or other approved closure systems.
 - Where mechanical or plumbing system components require preventive-maintenance for efficient operation, regular maintenance requirements shall be clearly stated and affixed to the component or the source for such information shall be shown on a label attached to the component.
 - Sheet metal shall be insulated.
- Equipment decking and walk-way shall be minimum 1/2" plywood/ 5/8" wafer board.
- Dryer vent and kitchen exhaust.
 - No screws in duct.
 - Use high temperature tape on joints.

FIREPLACE

- Check manufacturer's label for minimum firebox clearance.
- Check flue pipe clearance.
 - 1" minimum. For gas logs.
 - 2" minimum. For wood burning.
- Gas log fireplace dampers shall have safety interlock or damper-stop.
- Wood burning fireplaces that may be converted to gas log shall have damper stop.
- Chimneys shall extend at least 2' higher than any portion of a building within 10' but shall not be less than 3' above the point where the chimney passes through the roof.
- Chimneys shall be provided with crickets when the dimension parallel to ridgeline is greater than 30" and does not intersect the ridgeline.
- Wood burning fireplace requires glass doors w/combustion air vent

STAIRS:

- Stairways shall not be less than 36" clear width at all points above the permitted hand rail height and below the required head room height.
 - Hand rails shall not project more than 4 1/2" on either side of the stairway.
- Treads and risers.
 - Maximum tread depth 10".
 - Maximum riser height 7 3/4".
- Head room minimum 6' 8".
- All stairs shall be provided with illumination
- Hand rails:
 - Height 34" minimum.
 - Height 38" maximum.
 - Continuous the full length of the stairs.
 - Hand rail grip size 1 1/4" minimum 2 5/8" maximum
- Guards:
 - Surfaces located more than 30" above floor shall have guards 36" minimum in height.
 - Guards shall not be constructed with horizontal rails or other patterns that result in a ladder effect.
 - Openings shall not allow passage of a sphere 4" in diameter.

BRICK TIE.

- Brick tie inspection required (22 gauge min.)
- Ties shall have 24" minimum spacing.
- Ties must be high as person of average height can reach for inspection and then be added as brick progresses up wall.
- Ties must be under windows.

SHEETROCK

- If attic access is wanted in garage then a 1hr separation is required. This is done by placing a 1hr wall form top plate in attic at area separation to underside of roof decking
- Showers and tubs must be wrapped in greenrock or equivalent.
- Sheetrock shall be placed on underside of stairs
- Nail spacing –
 - Non-rated walls 8" on center
 - Fire rated walls 7" on center
 - Non-rated ceilings 7" on center
 - Fire rated ceilings 6" on center
- Screws spacing –
 - Edge 12" on center
 - Field 16" on center
 - Ceiling 12" on center

METER RELEASE

- Meter base shall be completed.
- No hot wiring of meter base.
- Switches and receptacles shall be in boxes & all wiring capped.
- Covers must be on breaker panels.
- When PEX piping is used, then grounding shall be made by one of the requirements of section 250.52 in the 2002 NEC code

FINAL

- All required paperwork shall be in the home for Final Inspection.
- Permanent address affixed to home, 4" minimum
- Roof penetrations painted to match roof.
- No sidewalk, approach or driveway damage.
- Landscaping completed
- Drainage issues must be corrected.
- Check all receptacles for proper wiring.
- Check all G.F.C.I. receptacles for operation and labeling.
- Caulk exterior receptacles exposed to weather.
- Check appliance operation.
- Check equipment service clearance (minimum 30").
- Check equipment lighting.
 - All equipment must have adequate lighting.
 - All lighting installed above head level.
- Check flue pipes for evidence of water leakage through storm collars.
- Check all emergency drain pans for trash.
- Check water heaters for dielectric connectors.
- Check for grounding of gas line at water heaters.
- Check cold water grounding at water heaters; if not grounded at water heaters check breaker panels for location of cold water ground.
- Check flue pipe clearance from combustible.
 - 1" minimum for furnaces, water heaters and gas dryers.
 - 2" minimum for wood burning fireplace.
- Smoke detector locations/interconnected test
- Exterior receptacles minimum 36" from hose bibs or sprinkler heads.
- Exterior hose bibs must have backflow preventors.
- Check disposal operation.
- Dishwasher shall have back flow preventor (air gap) located on sink/counter top level
- Check armourflex for tears and joint taping.
- Check gas log fireplaces for damper interlock or damper block.
- Log liter gas line must be sealed.
- Check for flue pipe damage on gas log fireplace.
- Masonry fireplace –
 - Hearth slab must be distinguishable from surrounding floor.
 - Opening less than 6 ft² , hearth depth must be 16" with 8" on each side.

- Opening greater than 6ft², hearth depth must be 20" with 12" on each side.
- All combustible air from outside.
- Glass doors required.
- Check flue pipe for damage.
- Drainage issues.
- Retaining walls.
- Check irrigation system for rain and freeze sensors.
- Check breaker panels for circuit labeling.
- Check breaker sub-panels for operation of ground and neutral.
- No steps or other obstructions in easements.