



CITY OF FRISCO

DEVELOPMENT SERVICES DEPARTMENT

GEORGE A PUREFOY MUNICIPAL CENTER

6101 FRISCO SQUARE BLVD 3RD FLOOR FRISCO, TX 75034

TEL: (972) 292-5301 FAX: (972) 292-5313

WWW.FRISCOTEXAS.GOV

RESIDENTIAL - INSPECTION CHECKLIST & GUIDE

BUSINESS HOURS

Building Inspections' office hours are 8am-5pm, M-F, excluding City-approved holidays. The office is located at 6101 Frisco Square Blvd., 3rd Floor, Frisco, Texas 75034. Please visit the guest lobby, contact a Representative at (972) 292-5301 or email bicsr@friscotexas.gov if you have building-related questions.

INSPECTION REQUESTS

There are two (2) methods of requesting inspections.

- **TELEPHONIC / CALL-IN INSPECTION REQUEST(S):** (972) 292-5386. Cut-off time for telephonic request is **4pm the prior business day** to have the inspection the next business day. You must provide the following information in the order listed below.
 - Building Permit Number issued
 - Type of inspection (i.e., T-pole)
 - Physical (street) address
 - **Note:** If you elect to schedule multiple inspections, please say '*multiple inspections*' at the beginning of the telephonic request. If requesting more than five (5) inspections, please use the internet feature at <https://etrakit.friscotexas.gov>
- **INTERNET / ON-LINE INSPECTION REQUEST(S):** On-line services requires creating a password prior to requesting inspections via the internet. Cut-off time for internet / on-line requests is **7am the day of the requested inspection**. If you need assistance, please call 972-292-5301 or visit a representative 'in person' located at 6101 Frisco Square Blvd. 3rd floor.

To access the on-line inspection request(s) feature a Builder will need to do the following:

- **Select** 'Contractor' from the drop-down menu list
- **Select** company name from the drop-down menu list
- **Enter** the Builder's password, **Select** 'Login',
- **Search** by Permit Number, Site APN (Tax Parcel Number), or Site Address.
- **Select** the 'Schedule' on the Dashboard Menu, under 'My Active Permits' Inspection column, then select '**Request**' under the inspection tab.
- **Select** the Inspection Type, along with any remarks and enter an email address. After all inspections have been requested, **submit** the request.
- The Inspection request confirmation will be sent via email to the email address provided.

Important: The inspection request features (above) do not accept voice messages to inspectors. Builders with concerns are required to contact the assigned building inspector who initialed and/or issued a Red Tag. To contact a building inspector, please reference the [contact list](#).

CANCELATION REQUESTS & CONTACT INFORMATION

To cancel a requested inspection, please contact the assigned building inspector via their cell phone. You may also elect to contact a Chief Inspector or Customer Service at 972-292-5301.

ASSESSED FEE(S)

Each 'Not Acceptable' notice is assessed a \$30.00 re-inspection fee for failed residential inspections. Inspections will be suspended when a Builder has \$120 (or more) accrued in unpaid re-inspection fees. Inspections will resume when the fee(s) are paid.

CHALLENGES / DISPUTES

Please coordinate first with the inspector who completed your inspection. If there is a concern that requires additional attention, please contact the Chief Building, Electrical, Mechanical & Plumbing Inspectors.

BUILDING CODES & BUILDING –RELATED ORDINANCES

All residential construction must adhere to the following building-related codes, including local amendments. Below is a list of the building codes for your perusal. The codes are also available by visiting the City's website at www.friscotexas.gov/building then select "Adopted Codes" (located on the left-hand side of the webpage).

CODES / ORDINANCE(S)	ORDINANCE NUMBER
2018 International Residential Code®, with local amendments	19-11-102
2018 International Building Code®, with local amendments	19-11-103
2018 International Mechanical Code®, with local amendments	19-11-100
2018 International Plumbing Code®, with local amendments	19-11-99
2018 International Fuel / Gas code®, with local amendments	19-11-97
2018 International Fire Code®, with local amendments	19-11-113
2018 International Energy Conservation Code®	19-11-101
2018 International Property Maintenance Code®, with local amendments	19-11-96
2017 National Electrical Code®, with local amendments	19-11-98
Erosion Control Ordinance	89-04-02
Nuisance / Site Maintenance Ordinance	01-09-62
City of Frisco Zoning Ordinance	11-04-09
City of Frisco Subdivision Regulation Ordinance	12-06-42
Stormwater Discharge Ordinance	11-11-52

*All applicable subsequent supplements to the International Codes will apply.

*ACI Manual of concrete practice ACI-318.

*Book of ASTM Standards, Volume 04.02, Concrete and Aggregates.

*Post Tension Institute Construction & Maintenance Practices.

*All applicable City of Frisco adopted ordinances.

BUILDING / JOB SITE REQUIREMENTS

Nuisance Ordinance 06-10-111 and Erosion Control Ordinance 89-04-02 provides maintenance requirements for a Builder's job site. Below is a list of requirements of a job site under construction.

- On-site construction noise disturbance are permitted between 7am until 10pm.
- Water meter box must be set to grade level and exposed before the Public Works Department will install the water meter. The water meter box cannot be located in sidewalk or driveway paving. The water meter box must remain exposed through the Building Final / CO Inspection. **Frisco Public Works Department's telephone number is (972) 292-5800.**
- Construction debris and mud must be kept out of street and alleys, including adjacent properties. This includes 'blowing' debris. Building Inspectors may place a 'Stop Work Order' at the job site, as well as refuse inspections. Trash receptacles / containers on each job site are required and must be emptied and/or replaced when filled.
- No construction items, landscape, piles of sand/dirt/bricks, etc. may be located within any street, alley or other right-of-way.
- Construction-related materials must be stored / placed ten (10) feet from back of curb to ensure all materials are on the job site and out of the right-of-way.
- On-site, portable sanitation facilities must be provided at time of initial construction activities and must be serviced. One (1) sanitation facility per five (5) building sites is required and must not exceed 200 feet walking distance between each sanitation facility.
- Site identification (address), including the lot and block information must be visible from the street (not alley).
- Erosion control for each job site shall be required and must be maintained throughout the construction process. Building Inspectors may require additional erosion control.
- A clean, cleared and safe path to the job site / inspection is required at all times.

- The builder will ensure a 'concrete wash out area' is centrally located within the same subdivision on a parcel that they own and maintain. The Builder will direct their concrete supplier's truck driver to the builder-designated 'concrete wash-out area' to comply with Environmental Protection Agency (EPA) standards. The Builder will ensure the designated 'concrete wash out area' lot is maintained and will ensure the parcel is returned to a future building site near completion of the subdivision's build out. (See 'Builders Designated Subdivision Wash-out Pit' drawing for minimum requirements.)

INSPECTION SEQUENCE & TYPES

The required inspection types and the order the inspections are to be completed are important, unless otherwise stated herein. Every job site must be inspected daily by the builder to ensure all debris is contained. Blowing debris and trash not contained at a job site will result with denied inspections. A 'Stop Work Order' will be issued for repeat offenses and/or if the job site is not compliant.

The approved Permit Packet, including the Placard, must be posted at the job site in plain view.

The following list of inspections are required 'in order' for residential construction to be compliant and complete.

1	T-pole	8	Insulation; pass 3 rd party Energy insp. prior
2	Plumbing rough-in	9	Drywall
3	Slab: Pass Eng. insp. prior	10	Brick ties / wall ties
4	Flatwork	11	Electrical final
5	Plumbing Top Out and Mechanical Rough	12	Plumbing/Mechanical final
6	Electrical rough	13	Utility Inspection (call 972-292-5800 to cancel)
7	2nds framing: Pass Eng. insp. prior	14	Certificate of Occupancy (CO) Building final

A set of the approved Plans must be available at the job site, as well as all previous inspection tags (results), passed or failed. The inspection tags (results) must be together in the front of the Permit Packet.

REFERENCE LOCATIONS

Construction requirements are available within the Building & Model Codes and Ordinances. Following are reference locations for the most-common inspection types and corrections requested.

UTILITY INSPECTION- The Public Works Department completes the utility inspections. The utility inspection shall be scheduled before a certificate of occupancy (CO) can be obtained. **The cut-off time for online requests is 7am, the day PRIOR to the requested inspection.** A builder may cancel a scheduled utility inspection by contacting the Public Works Department at Utilitiesinspection@friscotexas.gov or by calling **972-292-5800**. If a cancellation is not confirmed **at least 24 hours before** the scheduled time of inspection, the inspection fees will still be applied.

The following items apply to utility inspections. The builders are responsible for all the necessary repairs:

- *The sewer camera inspection
- *Water meter can-centered / level / good condition
- *Dirt / debris removed around water meter
- *Water meter can-lid has hole for auto read attachment
- *Water meter is level
- *Sod is laid within the entire right-of-way (between the sidewalk and curb)
- *Valves pads must be 2 feet x 2 feet
- *Valves & valve pads uncovered and at grade level
- *Valve stack centered over square nut valve
- *Sewer manhole & clean-outs uncovered and grade level

Building Inspection Checklist

SLAB

- Per ACI Manual of Concrete and Post Tension Institute Practices and International Residential Code
- Beams clear of debris & water R401.4.2
- Nominal 4 inches concrete depth top of pads R403.1.3
- Chairs and cables tied in place R403.1.3.5.3
- Cables & rebar placed per approved plans R403.5.3.1.3
- Cable ends secured ACI Manual and PTI practices
- Cables chaired off plumbing ACI Manual and PTI practices
- Brick ledge installed Figure R703.8
- Tub boxes installed
- Cables properly routed and spaced off bottom beams ACI and PTI
- Live and dead ends protected ACI Manual AND PTI practices
- Plumbing sleeved & wrapped R2603.3
- Poly on interior pads
- Piers installed per plans / passed pier inspection R109.1.1
- String lines installed for measurement purposes R109.1.1
- Engineer tags / results. Engineer's must re-inspects and verify corrections.) R109.2
- Proper beam depth and width per Engineer plans R403.1.4
- Concrete encased electrode installed correctly R3608.1.2
- Verify driveway and side yard for slope and slab exposure to engineering standards

FLATWORK

- Verify sidewalk location as required by thoroughfare detail
- Sidewalk slope $\frac{1}{4}$: per foot from property line to curb
- Street and alley joint continued through approach
- Maximum 1 inches of sand
- Sidewalk reinforcement with #3 rebar at 18 inches on center (each way)
- Rebar chaired above grade
- Smooth dowels installed at expansion boards (Greased and Caped)
- No meter boxes in sidewalk / driveway
- Minimum 5-foot driveway turning radius
- Flatwork area dry; no standing water
- Do not dowel lead walk to curb / Expansion board required
- Handicapped ramps installed per Americans with Disabilities Act (ADA) requirements
- Expansion joints at abutting concrete & every 20 feet of sidewalk
- Entire driveway approach at 8 inches minimum depth within first 12 inches of street then 5 inches minimum depth provided
- Driveway approach with #4 rebar doweled into existing concrete on 18-inch centers placed on compacted sub-grade (no expansion joint at street or alley)
- Driveway approach to be constructed per COF Standard Construction Detail (P14)

ACI MANUAL AND ENGINEERING STANDARDS

2NDS FRAMING

- Building Inspections does not accept '*correct & proceed*' Engineer tags of structural items.
- City approved plans on site
- Verify build line compliance
- Verify zoning masonry compliance-R109.1.4
- Passed Plumbing Top Out / Mechanical inspections-R109.1.4
- Windows / construction doors installed per manufacturer's instructions Manufacturers Specifications
- Poly on brick ledge R703.8
- Kick-out flashings installed R401.3
- Exterior sheathing sealed R703.1.1
- Holes between floors fire blocked R302.11
- Shear walls installed per engineered plans R602.1, Engineered design
- Penetrations through slab sealed / no foam permitted R318.3 – R318.4
- Brick on wood properly supported R703.8.2
- Interior plates anchored at R403.1.6
- Glass block 1-hour rated on zero side R302 & R308.6.3
- Fire blocking installed R302.11
- Chases draft stopped out of attic / floor space R302.12
- Attic access as required R807.1
- Double studs under double joist R602.3
- Add support under water heaters R501.2
- Proper thickness and support at attic decking
- Roll block floating beam with flush-cut brace R802.8
- Lateral restraint of joists R802.8
- Treated wood on slab R317
- Tempered glass at hazardous locations R308.4
- Vaulted ceilings baffled R806.5
- Adequate attic ventilation / soffit vents R806.1-R806.2
- Boring and notching per code R502.8
- Penetrations on '0' side must comply with fire resistive rating R302.4
- Slab bolts, nuts and washers installed correctly R403.1.6
- OSB both sides of rafter splice / properly brace rafter after splice R802.4.4
- Stair rise / runs to code R311.7
- 7 ½" under attic decking / fur vaulted ceilings, R22 insulation required N1102
- Window ledges >7' above grade proper height
- Proper joist and rafter spans Table 802
- Joist properly supported, j-hanger / pressure block (hangers properly web stiffened on LPI / TJI R502
- Floor joist installed per manufacturer's specifications

INSULATION

- A house built as performance based or ERI methods shall conform to the energy summaries included with permit
- Verify third part inspection report onsite N1102.4.1.2
- Check for voids at electrical boxes, wires and pipes Table n1102.4.1.1
- Batt insulation cut to fit cavity Table n1102.4.1.1
- Secure insulation in cavities that will not be sheet rocked Table N1102.4.1.1
- Six-sided backing in place N1102.4.1.1
- Thermal envelope complete N1102
- Insulation installed in dwellings other than performance based or ERI methods shall conform to Tables 502.2.4 (1) to 502.2.4 (9) IRC N1101.4.1, N1102.1 (Higher factors are better.)
- Vapor retarder installed on warm side during winter. Vapor retarder is optional N1102.1.1
- No vapor retarder in wet areas N1102.1.1
- Secure insulation in floor assemblies to subfloor surface N1102.2.8
- Attic baffles installed N1102.2.3
- Vaulted ceilings and under attic decks require a minimum R-22 insulation (max 500 sq ft) or as specified by energy code summary. N1102.2.2
- Unvented attic and enclosed rafter assembly's insulation to eliminate condemnation of underside of roof deck. N1102.4.1.1

DRYWALL

- 5/8" type X installed on Patio Home zero side walls R302.1
- Correct nail / screw spacing R702.3.5
- Ceiling board (Sag Resistant) required for ½" thickness applied to 24" on center framing R702.3.5 Note D
- Excessive gaps / broken R702.3.5
- 5/8" type X on garage walls that adjoin any living space ORD
- 5/8" type X on garage walls and ceiling supporting living space above ORD
- 5/8" type X on underside of stairs and walls in usable spaces under stairs ORD
- Properly rated sheetrock or tile backer and fasteners in wet areas R702.3.7 & R702.4.2

BRICK / WALL TIES

- Clean mortar from behind brick Figure 703.8 (1" nominal air gap)
- Remove every 3rd brick bottom row R703.8.6
- Moisture barrier for OSB R703.7.3
- Protect Romex E3802.3.2
- Poly under brick Figure 703.8
- Brick ties properly spaced R703.8.4.1
- Brick to be at 4' height for inspection R109.1.4

BUILDING FINAL / CERTIFICATE OF OCCUPANCY

- (CO) requires all permit-related paperwork be included in the Permit Packet. This includes final grade survey, Engineer's final acceptance (approval) letter for foundation & framing inspection, 3rd party rater form with final approval for Energy Star / green building, foundation maintenance letter signed by homeowner (or executed by the Builder and notarized)
- All outstanding fees paid R108.1
- ROW inspection approved R109.1.5
- Irrigation Final approved R109.1.5
- Clean street(s) / sidewalk(s) / alley(s)
- Lot drainage survey / positive from foundation R401.3
- Trees installed per approved list Planning and development
- Expose gutter pop-up drains at grade level R401.3
- Rain gutters installed at all practical locations R401.3
- Seal penetration brick R703.1
- Plumbing / exhaust vents painted, and caps removed R2609.2
- Landscape / erosion control ORD
- Front / rear entry lights working R3903.3
- 3-way switch at stairway lighting R3903.3.1
- Caulk brick expansion joints per engineer requirements R703.1
- Safety glass at hazardous locations R308.4
- Stairway handrail / guardrail to code R311.7.8
- Blown insulation certificate at attic N1101.10.1
- Weep holes at brick ledge and window lintels R703.8.6
- Closet light clearance from shelves to code R4003.12
- Final grade 4 inches below brick R404.1.6
- Garage overhead door & safety sensor operable Manufactured spec R309.4
- AFCI protection is provided R3902.16
- Exterior / garage / attic doors weather-stripped Manufactured spec R703.1
- Verify tempered glass where required R308.4
- Self-closing door from house to garage R302.5.1
- Exit doors openable from inside without key(s) R310.1.1
- Gutters installed / downspouts extended 5' from slab R401.3
- GFCI receptacles operable and at all required locations R3902
- Address numbers (contrast color) installed at front & rear R319
- Smoke detectors & carbon monoxide detectors installed R314 and R315
- Emergency rescue openings provided in sleeping rooms R310

Electrical Inspection Checklist

T-POLE

2018 IRC

2017 NEC

<input type="checkbox"/>	Proper bracing		
<input type="checkbox"/>	Address posted on t-pole		
<input type="checkbox"/>	Properly grounded		590.4(A), 250.24(C)
<input type="checkbox"/>	220 and 110 receptacles GFI protected		590.6
<input type="checkbox"/>	Enclosure weatherproof		590.4(D)(2)
<input type="checkbox"/>	Insure rusted, burnt, loose wires/clamps in meter can are not present		110.12(B)
<input type="checkbox"/>	Receptacles are listed weather resistant		590.4(D)(2)

ELECTRICAL ROUGH

<input type="checkbox"/>	No more than 3 cables (romex) through bored hole in top plate	E3705.4.4	334.80
<input type="checkbox"/>	2-20 amp circuits in kitchen	E3703.2	210.11(C)(1)
<input type="checkbox"/>	Check box fill	E3905.12.2	314.16(B)
<input type="checkbox"/>	Romex properly stapled	TBL E3802.1	334.30
<input type="checkbox"/>	Nail plates installed if romex is less than 1 ¼ inch from edge of stud	TBL E3802.1	300.4(A)(1)
<input type="checkbox"/>	Check required receptacles	E3901.1	210.52
<input type="checkbox"/>	Sleeve romex through brick	TBL E3801.4	334.12(B)
<input type="checkbox"/>	Verify concrete encased electrode connection	E3611.2	250.68(A)
<input type="checkbox"/>	No aluminum wire	E3406.2 A	310.106 A
<input type="checkbox"/>	Minimum 12-2 with ground	E3406.3 A	310.106 A
<input type="checkbox"/>	Check arc fault circuits	E3902.12	210.12
<input type="checkbox"/>	Ground all metal boxes	E3905.2	314.4
<input type="checkbox"/>	Laundry circuit cannot leave laundry room	E3703.3	210.11(C)(2)
<input type="checkbox"/>	I.C. rated cans	E4004.8	410.116(A)(2)
<input type="checkbox"/>	Fan rated boxes installed	E3905.8	314.27(C)
<input type="checkbox"/>	Correct attic lighting	E3903.1	210.70(A)(3)
<input type="checkbox"/>	Protect cabling on attic decking and within 6' of attic entrances across joist.	E3802.2.1	320.23(A)
<input type="checkbox"/>	Verify bonding of all other metal piping systems	E3609.7	250.104(B)
<input type="checkbox"/>	Smoke & carbon monoxide detector outlets installed	R314, R315 A	
<input type="checkbox"/>	Correct receptacle spacing	E3901.2.1	210.52(A)&(B)
<input type="checkbox"/>	Receptacle outlet installed for each car space at garage	E3901.9	210.52(G)(1)

ELECTRICAL FINAL

<input type="checkbox"/>	Receptacles properly plated	E4002.4	406.5
<input type="checkbox"/>	Panel cover removed	E3404.7	110.12
<input type="checkbox"/>	Identify neutral service conductor with white phase tape	E3407.1	200.6
<input type="checkbox"/>	Neutrals not to be double lugged	E3706.4	408.41
<input type="checkbox"/>	Main bonding jumper installed	E3607.5	250.28, 250.102
<input type="checkbox"/>	Bonding bushing installed if service entrance conduit is metal	E3609.2	250.92, 250.102
<input type="checkbox"/>	Grounding and neutral conductors are isolated in sub-panel(s)	E3607.2	250.24(A)(5)
<input type="checkbox"/>	Connections properly torqued in panel	E3406.12	110.14(A)-(D)
<input type="checkbox"/>	Required Kitchen counter and island receptacles installed	E3901.4 A	210.52(B) A
<input type="checkbox"/>	Required Smoke and Carbon monoxide detectors installed	R314, R315 A	
<input type="checkbox"/>	Required workspace / clearance is provided	E3405.1	110.26
<input type="checkbox"/>	A/C condenser fusing correct	E3702.11	440.22(C)
<input type="checkbox"/>	Correct conductor termination at meter	E3406	110.14
<input type="checkbox"/>	CWG within 5 feet of slab	E3608.1.1.1	250.68(C)
<input type="checkbox"/>	Clean panel / busses	E3404.7	110.12(B)
<input type="checkbox"/>	Proper connector installed on conduit/sleeve at A/C disconnect	E3905.1	300.15
<input type="checkbox"/>	#8 bonding jumper on jacuzzi motor if metal water pipe within 5 feet of tub	E4209.4	680.74
<input type="checkbox"/>	GFCI protection installed on all receptacles requiring GFCI	E3902.1-11	210.8
<input type="checkbox"/>	AFCI protection installed on all branch circuits requiring AFCI	E3902.12-13	210.12

A: Amendment to code requirement

Plumbing / Mechanical Inspection Checklist

PLUMBING ROUGH

- Form survey / building setback encroachments / finished floor street and alley elevation. (Form survey requires elevation at alley / street and anticipated driveway slope; maximum slope is twelve (12%) percent.)
- Plumbing exposure for inspection P2503.2
- Gas tracer wire / size / color G2415.9
- Gas union properly wrapped G2415.8
- CT adapter at change in material P3003.4.2
- Minimum depth of services 12" P2603.6, P2603.6.1
- Sanitary not properly vented P3101.2.1
- Back fall / no fall on sanitary sewer P3005.6 P3112.2
- Water service minimum ¾" P2903.7
- Minimum building sewer size 4" P3004.1
- Valve not installed / not full port P2903.9.1
- Yard / double clean-outs not installed P3005.2.7
- Hot water not insulated IPC 607.2
- No plastic in water service P2904.4.2 (amended)
- Trap arm too long / excessive fall P3105.1
- Incorrect sanitary sewer fitting used P3005.1
- Flux used does not comply with ASTM B 813 P2904.13
- Under slab joints in copper properly brazed P2904.15
- PRV must be located outside with valve to service P2903.3.1
- Plumbing water, gas, sanitary systems on test P2503, P2503.5.1
- Water service not sleeved over sanitary ditch P2904.4.2 (amended)
- Island / foot vent not properly installed P3112.2, P3112.3 (amended)
- Gas / sanitary / water lines properly bedded G2415.10, P2604.1, P2605.1 (2)
- Proper building setbacks, top of form elevation, street / alley elevations, driveway slopes information located within the City of Frisco Comprehensive Zoning Ordinance & Subdivision Regulation Ordinance.

PLUMBING TOP OUT

- The plumbing top out inspection includes flue pipes on gas-fired appliances.
- Waste / vent not properly supported P2605
- Leak on waste / vent 10" of head P2503.4
- Trap arm too long / excessive grade P3105
- Accessibility to clean outs P3005.2.5
- Proper grade on waste/vent P3005.3, P3104.2
- C/O on island & foot vent P3112.3
- No low dry venting P3104.3
- Reaming of copper pipe P2607.1
- Test entire system, hot & cold tied together P2503.6
- Reaming of gas piping P2414.7
- PRV not acceptable in dwelling P2903.3.1 (amended)
- Swing joints prohibited G2415.3
- Gas breakers at manifold G2420.6.3
- Minimum 5' rise on gas vents M1804.2.3
- Combustion air for confined locations M1702
- Tubs must be tested to overflow P2503.5.2
- Gas test required on entire system / wrong measurement G2417.4
- Identification of CSST piping (med pressure warning tag) G2412.5 (amended)
- Approved shower pans must be water tested P2503.5.2
- Water heater ignition source not less than 18" P2801.6
- B-vent horizontal not greater than 75% of vertical rise G2427.6.8.2
- Proper clearance from combustibles and B-vents G2427.6.1
- Water heater T & P and pan line cannot terminate on concrete P2803.6.1
- Pan drain required at water heater P2801.5
- Gas vents shall terminate no less than 8' of vertical wall or 2' above roof
- Unions for water heater connections P2904.17.1

MECHANICAL ROUGH

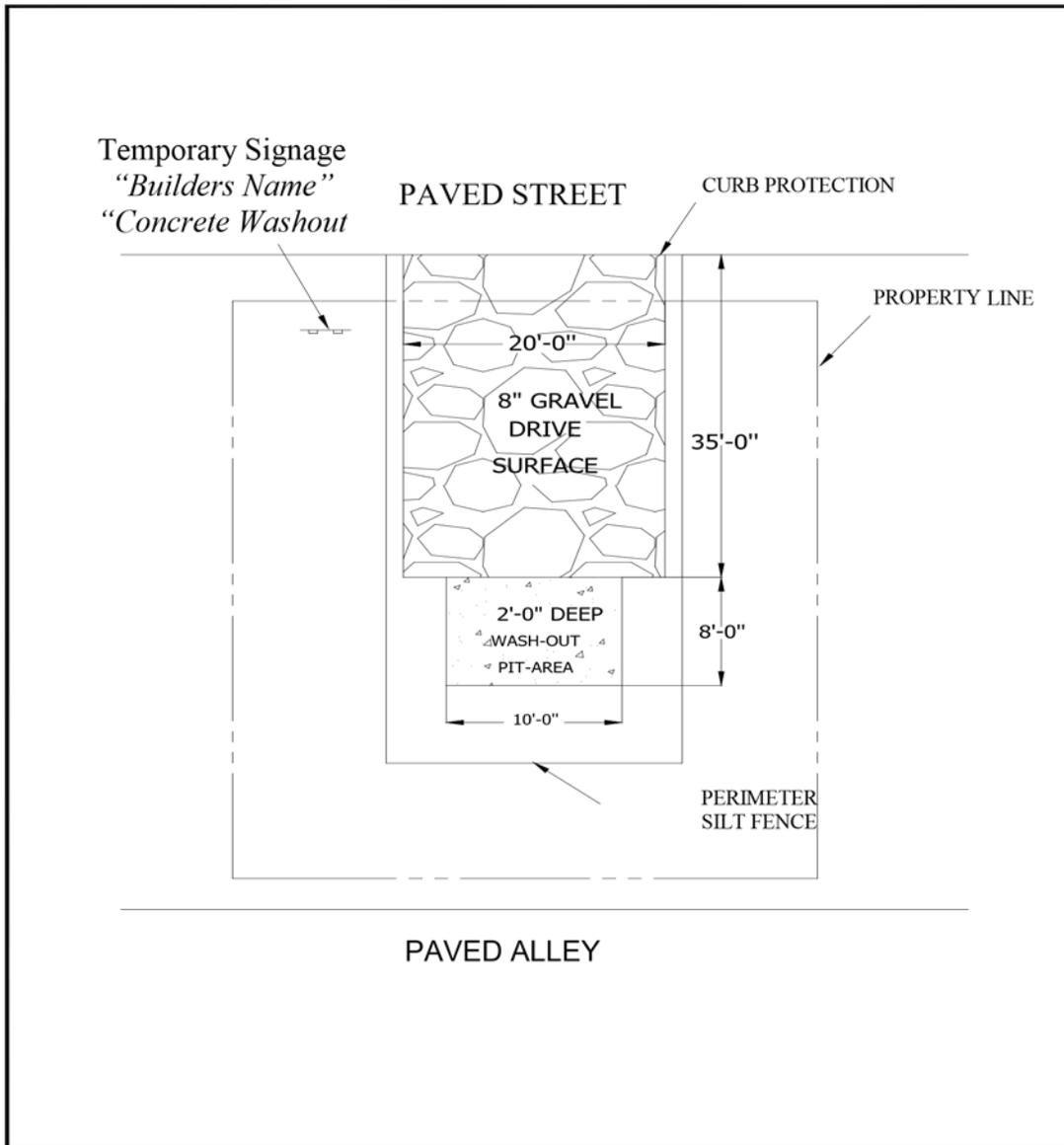
- Return plenum properly sealed M1601.1
- Restricted A/C ducts M603.1
- Fresh air intake / gravity & volume damper R1006.2
- Chimney capped R1005
- Exhaust vent terminations 48" minimum from openings into building M1804.2.6
- Refrigerant suction line 1" size or less shall be insulated with ½" minimum insulation, except when length exceed 5' exposed to outdoor air, then it shall be a minimum 1" thickness outdoors NCTCOG amendments Table 503.3.3.1 IRC N1103.5
- Minimum duct insulation shall be in compliance with one (1) of the State of Texas ESL Residential Duct Trade Offs effective 01/23/06 or IRC N1103.3, Energy Star / Green Building will be R-6 insulation
- Flex duct shall be supported every 4' horizontally and 6' vertically, bending radius must not restrict air flow, splice collars are required at duct splices (manufacturer's specifications) M1601.3.2

- ❑ Mastic seal all seams and connections of duct work and equipment M1601.3.1 IECC 503.3.3.4 (Tapes not approved for air tight sealing.)
- ❑ Main condensate drains shall be tied into a wet drain. Secondary drains must discharge to an obvious location (over doors, windows, patios, etc.) M1411.3
- ❑ All exhaust fans shall be vented outside of the building with metal duct work M1501.1, M1505.1
- ❑ Dryer vent maximum length is 25 feet, maximum developed length shall be reduced 2.5 feet for each 45 degree bend and 5 feet for each 90 degree bend M1501. (amended)
- ❑ A minimum 24 inch wide x 30 inch high unobstructed, solid catwalk is required from the point of attic entry to the attic furnace service panels and filters NCTCOG amendments, M1305.1.3
- ❑ The 'line of travel' distance between the attic entry point and the attic furnace access panels shall not exceed 20 feet M1305.1.3
- ❑ A 30" x 30" level, work platform and 30" clear work area are required in front of the attic furnace access and filters M1305.1.3
- ❑ A/C condensers must be level and firmly supported 3" above adjoining grade M1401, M1305.1.4.1 (amended)
- ❑ Self-closing dampers are required in Green Building furnace fresh air takes IECC 503.3.3.5
- ❑ Green Building supply plenums shall not have insulation in the air stream, insulation must be on the exterior of the plenums – Green Building Ordinance
- ❑ Gas flue pipes (B-vent) shall not terminate within 8 feet of any vertical wall or similar structure on the roof G2427.6.5
- ❑ Environmental exhaust ducts shall not terminate within 36 inches of building openings IMC 502.7.3.6
- ❑ Only materials with a flame spread index greater than 200 shall be allowed in the return air duct system (protect all wiring, electric boxes, PCV, OSB, etc) M1601.1 #6
- ❑ The Mechanical Start-Up Checklist shall be completed by the A/C company and presented to the Building Inspector at CO inspection M1401.1.1 (amended)

PLUMBING FINAL / GAS FINAL

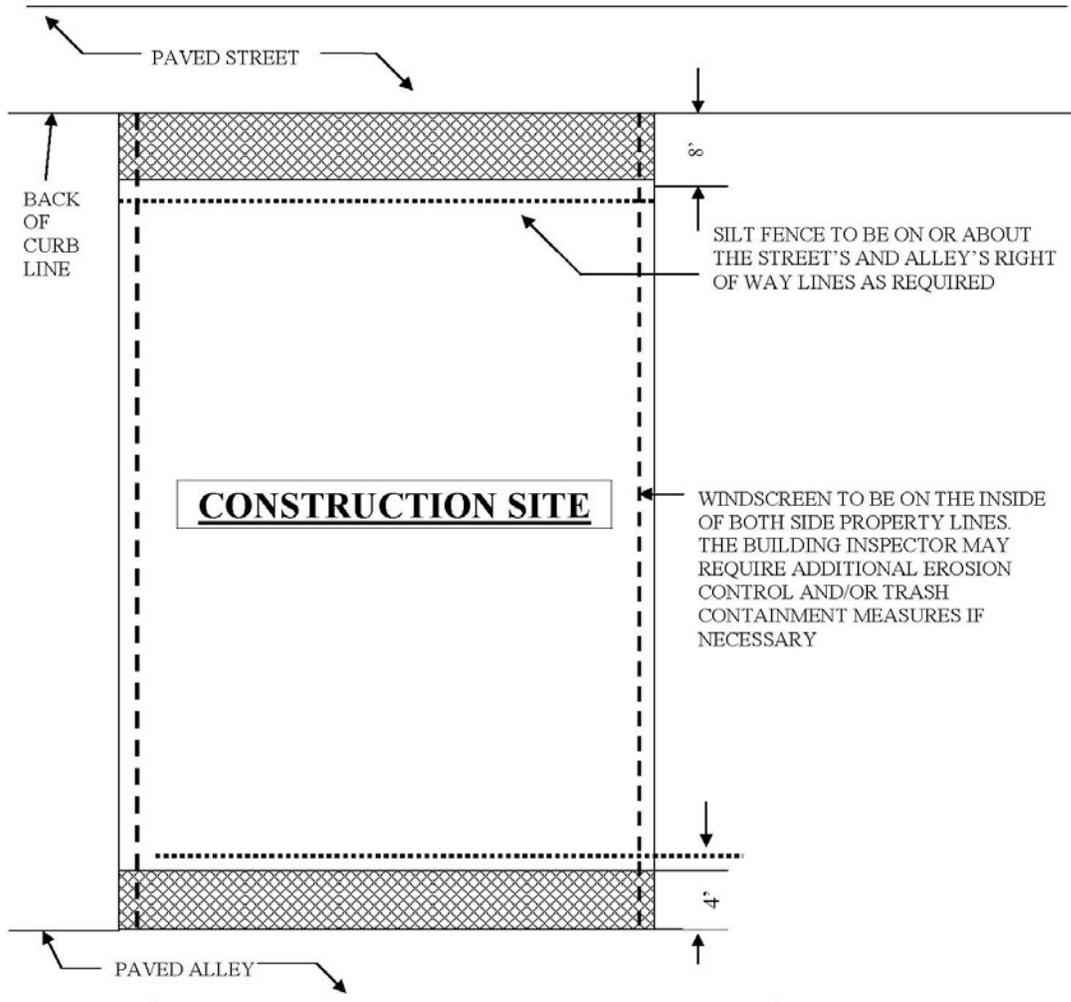
- ❑ The plumbing and gas final inspection is required for meters.
- ❑ Gas excessive flow valve / meter G2420.6.3 (amended)
- ❑ Caulk all fixtures P2705.1
- ❑ Hard pipe gas through cabinet / partition G2422.1.2
- ❑ Slip joints at tub concealed P2704.1
- ❑ Leak at fixtures / missing fixtures P2705.1, P2503.5.2
- ❑ Trap primer on floor drain P3201.2
- ❑ Exterior plumbing protected from freeze P2603.6
- ❑ No test master bath tub P2503.5.2
- ❑ Plumbing vents too close to intake air P3103.5
- ❑ Improper combustion air G2407
- ❑ Dishwasher air gap P2717.1, P2717.2, P2717.3
- ❑ Extend clean-outs past masonry P3005.2.5
- ❑ Fixture cross connect / improper air gap P2902
- ❑ Island fixture venting / clean-outs P3112.1, P3112.3
- ❑ Appliance vent clearance(s) manufacturer's listing
- ❑ Top / pan drain lines P2801.5.2, P2803.6.1, P2801.5.2
- ❑ Mil-wrap / paint exposed gas piping G2415.8, G2415.8.2
- ❑ No gas pressure warning tags at both service ends G2412.5 (amended)
- ❑ Fire caulk fireplace at log liter manufacture require re-factory to be sealed at log liter penetration appliance vents to short G2427.6.5
- ❑ Gas valves to appliances, missing / plug / not accessible gas completed to appliances G2417.6.2,
- ❑ G2420.1.2, G2420.1.3

BUILDERS DESIGNATED SUBDIVISION WASH-OUT PIT



1. Necessary compliance with EPA requirements will require each builder to direct transit ready-mix concrete trucks to a designated wash out area.
2. This area will be on a centrally located lot that is owned, maintained, and returned back to building pad state at the near completion of a subdivision built out.
3. Waste concrete from the site of the washout pit will require legal disposal.
4. It is the building contractor's responsibility to direct the concrete truck drivers to the designated wash out area for his subdivision.
5. Street, alleyway or vacant lot washout is strictly prohibited.

Residential - Inspection Checklist & Guide is only a supplement to aid builders and is not a full disclosure of all codes and/or ordinances.



LEGEND:

- CURLEX OR EQUAL GROUND COVER
- 4' HIGH WINDSCREEN FENCE
- 2' HIGH SILT FENCE (WHERE REQUIRED BY SLOPE CONDITIONS)

NOTE: AREAS COVERED WITH CURLEX MUST BE CLEAR OF OBSTRUCTION AND CONSTRUCTION MATERIALS AT ALL TIMES AND CONSTANTLY MAINTAINED IN GOOD CLEAR ORDER FOR THE ENTIRE DURATION OF CONSTRUCTION ON THE LOT.

Last Revision 3/9/07