MOST COMMONLY OBSERVED NON-COMPLIANCE ITEMS

(RESIDENTIAL)

THIS LIST IS PREPARED BY THE DEVELOPMENT SERVICES DEPARTMENT FOR INFORMATION PURPOSES ONLY, AND SHOULD BE NOT LIMITED TO THE FOLLOWING:

BUILDING LAYOUT AND PLUMBING ROUGH (THE 1ST INSPECTION CALLED)

- Job site address not displayed (note: address must be displayed throughout construction and be permanently affixed to building with minimum of 4 inch letters visible from the street for final inspection)
- String lines, Port-a-let and REPUBLIC SERVICES roll off dumpster not on job site
- Tree protection
- Make site safe and sanitary

TEMPORARY POWER

- Pole not supported properly
- Missing cover or damaged outlets
- Ground rod length not to code
- No job site address
- Missing ground fault protection.

PLUMBING ROUGH

- No water or low water level in drain piping
- No 3-inch main stack vent (one required in every building)
- More than 2 water closets on 3-inch drain (two maximum)
- Developed length from trap to vent exceeds code
- Joints leaking
- Parts of drain covered by foundation workers prior to inspection
- No sleeve where drain exits foundation
- Buried cover – unable to inspect
- Air test below 5 pounds

WATER AND SEWER YARD LINE

- Other utilities in same ditch
- Water and sewer not separated or water line not sleeved if closer than 5 foot to sewer line
- No water test on building sewer
• Water and sewer line not properly bedded
• Clean outs at street and at building not roughed in sewer line not graded properly
• Buried or covered unable to inspect
• 10-foot head required

**FLATWORK (SIDEWALK/ DRIVE APPROACH)**

• Layout not per approved plan
• Reinforcement details not per code
• Control joints not per code
• Did not maintain proper depths
• Flatwork damaged

**FOUNDATION (INCLUDING COPPER)**

• Copper not sleeved
• Copper not insulated 2 feet back from exterior walls and where copper enters foundation
• Copper in contact with reinforcing steel
• Copper flattened or kinked
• Relief line for water heater without proper fall
• Insulate all hot water lines
• No plans on job site
• Plans have different address than job site
• Foundation not per plan
• Reinforcement not to plan (improper size, improper spacing, improper clearances)
• Beam depth and width not to plan
• Bottom of form boards not reaching the ground allowing leakage of concrete
• Beams not square and bottom of beam not clean
• Poly not cut and removed from bottom of beam
• No dowels at garage entrance
• Tree roots in beams
• Water in beams
• Wood supporting reinforcing steel
• Make site safe and sanitary

**PLUMBING TOP OUT**

• Gas pressure below 5 PSI – or wrong size gauge
• No test on water supply
• Hot and cold water not tied together for test.
• Copper water pipe in contact with dissimilar metal.
• Water heater drain pan line smaller than 1 inch.
• Water heater vent in contact with combustibles.
• Water heater vent termination less than 5 feet above draft hood.
• Water heater not on 18-inch platform above garage floor.
• Combustion air for gas water heater closet not roughed in.
• Terminating 3-inch vent prior to roofs vents not extended through roof.
• No water test on shower pan or no water test on upstairs tubs.
• Leaks in drain or water supply piping.
• Vents and water piping not supported to Code.
• Water supply piping not insulated in outside walls and unheated areas.
• Under the counter remote gas range cutoff not roughed in
• Insulate all hot water lines
• No “S” trap allowed
• Air testing to 50 pounds or water working pressure test on all water lines.

UNDERGROUND ELECTRICAL

• Burial depth less than 18 inches of cover
• Riser above ground is less than schedule 80.

ELECTRICAL ROUGH

• Wires closer than 1¼ inches from face of studs
• Damaged insulation
• Outlets more than 12 feet apart
• No outlet provided for hall or halls over 10 feet in length
• No Noalox on aluminum service wire.
• Other outlets on bathroom GFI circuit
• Wiring in contact with water heater vent, furnace vent or fireplace flue pipe.
• Gas pipe not bonded
• Separate circuit not provided for dishwasher, disposal, refrigerator and/or gas dryer.
• Smoke detectors not provided in areas where required by code
• Arc fault circuit protection in all areas required.

MECHANICAL ROUGH

• Return air located in kitchen
• Wood in drain pan
• Primary and secondary drain line termination not complete
• Furnace vent in contact with combustibles
• Combustion air not provided to furnace closet
• Dryer vent not complete or too long.
• Exhaust fans not provided where required by code
• Exhaust piping is damaged or not terminated to exterior
• HVAC duct is damaged, incomplete or not supported to code
• Attic unit not supported by minimum of ¾ inch decking
• Needs to meet IECC (International Energy Conservation Code)
FRAMING

- Job site not safe and sanitary: trash, lumber with nails, port-a-let missing, no job site address.
- Fire blocking not to code; No fire stopping around tub traps on 2nd floor; No fire stopping at the top of fir down, chases, arches, stairs, flue pipes at ceiling and floor on each level; all penetrations through plates and decking at ceiling and all upper levels.
- Exterior sheeting not sealed (if you can see daylight through holes and cracks in the sheeting, moisture can enter the walls of the structure)
- All ground floor columns, studs and lower floor supports not resting on treated plates
- Headers not shimmed; over cut studs not repaired; door frames not blocked at hinges and striker; wind bracing not to code or installed properly; cut trusses; holes cut or bored in lam beams; girders not supported with proper amount of studs; garage door header over spanned; stairs not to code; ridge and purling not properly sized to code; ridges, hips and valleys not supported properly; over cut plates not strapped; plate anchors not to code; glazing with 5 feet of tub or shower drain not safety plate; attic access to all spaces over 30 inches not framed in; fireplace flue pipe in contact with combustibles; fireplace not installed per manufacture’s installation procedures.
- Sill Plate, sole plate or columns not properly anchored to foundation
- Over bored studs: Maximum 40% on structural studs. Maximum 60% on non-structural studs with a minimum of 5/8-inch on both faces.
- Over notched stud: Maximum 25% on structural and 40% on non-structural.
- Make site safe and sanitary

INSULATION

- ResCheck/ComCheck forms not posted
- Does not meet ResCheck/ComCheck requirements

ELECTRIC METER RELEASE/GAS METER RELEASE (Inspections are concurrent)

- Unable to verify primary and secondary ground
- Wiring within structure not properly terminated
- Exposed wires
- No gas pressure
- Missing stops
- Unvented combustion

ELECTRICAL FINAL

- Main and sub panel breakers not labeled
- Power not turned on at building
- No disconnect on outside A/C unit if unit is out of sight of main disconnect.
- Required GFCI outlets are not labeled or properly identified
- Single outlets not installed for designated circuits
- 4 wire outlets not provided for all 230-volt cord and plug-in appliances
- Wires not protected at attic access or equipment catwalks
• Missing fixtures, cover plates, and unused outlet boxes not blanked off
• Island counters over 4 feet without the proper number of outlets
• Dishwasher and disposal wires not strapped or supported
• Exposed wire/fixture cover plates not in place

PLUMBING FINAL
• Gas pressure below 5 PSI
• Clean out for kitchen sink covered
• Leaking traps
• No vacuum breakers on outside hose bibs
• Relief line for water heater not to code
• Fixtures not trimmed out
• Gas pipe not protected at attic water heater and HVAC catwalk
• Plumbing vents not painted for UV protection

MECHANICAL FINAL
• Catwalk around attic units not to code
• Drain pans for secondary condensate full of insulation
• Disconnect for inside HVAC units not provided
• Bath and utility room vent fans not trimmed out or operational
• Range vent hood duct to outside not connected
• Primary condensate lines not connected at lavatory traps
• HVAC outside compressor at or below finished grade

BUILDING FINAL

EXTERIOR
• Electrical, Plumbing, and or Mechanical Finals not approved
• Plumbing vents not painted for UV protection
• Vent caps and fireplace flue cap missing
• Roof flashing damaged, not properly installed or not sealed at overhangs
• Expansion joints in masonry not caulked and weep holes not to code
• Exterior penetrations not sealed at hose bibs, A/C lines, dryer vent and/or all electrical boxes
• Finished grade too close to finished floor and proper drainage not provided around foundation
• Driveway, curb or sidewalk cracked
• Water meter box and customer cutoff covered with dirt or full of dirt
• Sewer cleanouts buried or extending too far above grade
• A/C compressor behind privacy fence and out of sight of disconnect
• Window screens missing
• No permanent address on house
• Steps and hand rails not to code
• Make site safe and sanitary
INTERIOR

- GFCI outlets not labeled
- Tub or shower stall not completed
- Weather Stripping missing from exterior doors
- House to garage door not to code
- Exposed wiring in garage walls
- Insulation certificate missing
- Unable to access attic – no pull down stair or ladder on site
- Range, dishwasher and vent hood not installed
- No non-absorbent, washable surface behind kitchen range
- Smoke alarms not operational or not wired together
- Fireplace hearth not to code