



# **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 1<sup>ST</sup> 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 pipping 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 2<sup>nd</sup> 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