

FOOTING/SLAB INSPECTION:

Please be ready when you call your footing inspection in.

1. Minimum of 3" clearance for coverage of rebar. (R404.1.2.3.7.4)
2. Rebar requires placement with tie wire and proper supports to prevent moving during pouring. (R404.1.2.3.7.4)
3. Minimum cover for reinforcement shall be 1 ½" for No. 5 bars and 2" for No.6 in removable forms that will be exposed to earth. (R404.1.2.3.7.4)
4. Laps in rebar shall not exceed 1/5 of the required lap length and 6". (R404.1.2.3.7.5)
5. The area within the foundation walls shall have all vegetation, top soil and foreign material removed. (R506.2)
6. Concrete-encased electrode. (Grounding) A concrete encased electrode of not less than 20' and tied to existing rebar with a minimum of 2" coverage of concrete. (E608.1.2)

- CONCRETE SLABS:

1. Under living space there shall be no vegetation with clean fill no > 24" and not < 8" with 6-mil vapor barrier lapped no < 6". (R506)
2. Plumbing in concrete – sewage – tested with either air at 5 lbs. pressure or 10' head pressure sustainable for 15 minutes. (P2503.5.1) (P2504.3)
3. Where applicable – water supply lines shall be tested with not < the working pressure of the system or, for piping systems other than plastic, by an air test of not < 50 psi for not less than 15 min. (P2503.7)
4. a 4-inch base course consisting of clean graded sand, gravel, crushed stone or crushed blast furnace slag passing a 2-inch sieve shall be placed on the prepared sub grade when the slab is below grade. (R506.2.2)

FRAMING – PLUMBING – MECHANICAL INSPECTION:

Prior to framing inspection we must have rough in electrical inspection pass on file. If applicable, we must have a copy of the FFE letter prior to a framing inspection.

Electrical Inspectors are located in the Lebanon Public Works Office – 615-444-0825

1. Proper spacing of lags in concrete slabs for constructed walls is not < 3.5" and not > 12" from corner and spaced 6' on center thereafter and no less than 2 per any wall. (R403.1.6)
1. (a) Exception: 24" wall or shorter one lag required in center 1/3 of the wall and 12" or less wall requires none if attached at both ends.
2. Fire blocking in stairways, adjoining walls (basement), venting, fireplaces, supply lines and any other penetrations that are required to be methods proven to be sustainable. (R302)
3. Hinge points need to be closely scrutinized for the possibility of flex.
4. Girder spans not to exceed specifications in tables R502.5 (1) and R502.5 (2)

5. Bearing. The ends of each joist, beam or girder shall not have less than 1 ½ of bearing on wood or metal and not less than 3" on masonry or concrete except where supported by a 1" X 4" ribbon strip and nailed to the adjacent stud or by the use of approved joist hangers. (R502.6)
6. Lateral restraint at supports shall be at the ends by full depth solid blocking not less than 2" in thickness or by attachment to a full depth header, band or rim joist or to an adjoining stud or proper support necessary to prevent rotation. (R502.7)
7. Joist exceeding nominal 2" X 12" shall be supported laterally by solid blocking, diagonal bridging (wood or metal) or a continuous 1" X 3" strip nailed perpendicular to joists not to exceed 8' OC. (R502.7.1)
8. Headers shall be constructed by table R502.5(1) on all load bearing walls for any opening. Non- load bearing walls do not require the same. A single 2"X4" member may be used for openings up to 8' if the distance to the parallel surface above is not > 24". For such headers, no cripples or blocking is required. (R602.7.3)
9. Collar ties shall be a minimum of 2"X4" and no more than 4' OC and within the top third of the rafter. (R802.3.1)
10. Allowable ceiling joist spans should be in accordance with Table R802.4(1) and R802.4(2).
11. Allowable rafter spans should be in accordance with Tables R802.5.1(1) through R802.5.1(8).
12. Purlins shall be installed to reduce load requirements of rafter lumber. They should be no < the size of the rafter and supported by 2"X4" bracing installed to a bearing wall and not < a 45 degree angle and not > 4' OC and not exceeding 8' in length. (R802.5.1)
13. Drilling of framing members shall not exceed 1/3 of the member and not within 2" of the termination of the member or to the next bore. A bore cannot be within 2" of a notch. (R502.8.1)
14. Passage of piping through sill and top plates shall be protected by 16 gage plates that shall extend no less than 2" above or below plates. (P2603.2.1)
15. Drilling may be done on any member providing the hole does not exceed 60% of the stud width and the hole is no closer than 5/8" to the edge of the stud and not located in the same location as a cut or notch. Boring in exterior or load bearing walls shall be between 40-60%, doubled studs, and no more than 2 consecutive stud members drilled. Uses of stud shoes are permitted when installed by manufacturers' specs. (R602.6)
16. Load-bearing headers are not required in interior or exterior nonbearing walls. A single flat 2X4 may be used as a header in interior or exterior nonbearing walls for openings up to 8' in width if the vertical distance to the parallel nailing surface above is not more than 24". (R602.7.3)
17. A bidet or toilet cannot be closer than 15" from its center to any side wall, partition or vanity or closer than 30" center to center between adjacent fixtures. There shall be not less than 21" clearance in front of a water closet, lavatory or bidet to any wall, fixture or door. (P2705.1(5))

18. In dwelling units. Where the opening of a window is more than 72" from grade, the bottom of the opening must be 24" above the floor. Operable sections of the window shall be fitted with limiting devices that will not allow passage of a 4" sphere. (R312.2.1)
19. Glazing in walls enclosures, or fences containing or facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers, and indoor or outdoor swimming pools where the bottom exposed edge of the glazing is less than 60" measured vertically above any standing or walking surface shall be considered hazardous. (R308.4.5)
20. Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge of the glazing is within a 24" arc of either the vertical edge of the door in a closed position and where the bottom of the exposed edge of the glazing is less than 60" above the floor or walking surface shall be considered a hazardous location. (R308.4.2)
21. Concealed gas piping in buildings shall only have acceptable fittings as listed in National Fuel Gas Code 7.3.2. (G2415.2) (IFGC 404.5)
22. Minimum headroom in all stairways shall be 6' 8" measuring vertically from the tread nosing or from the platform or landing adjoining the stairway. (R311.7.2)
23. Slope of riser cannot exceed 30 degrees. Nosing profile on tread cannot have more than a 1/2 " bevel. Open risers are permitted provided a 4" sphere cannot pass between treads. (R311.7.4.3)
24. Landings are not required on steps with less than a 12' span. If required the landing shall be no smaller than the minimum code of 36" square measured in the direction of travel. (R311.7.5 EXCEP)
25. Maximum riser height shall be 7 3/4" measured from the leading edge of the tread. The greatest riser height difference shall not be any more than 3/8" within the flight of steps. (R311.7.4.1)
26. Minimum tread depth shall be 10" measured from the foremost projection of the adjacent tread at a right angle to the treads leading edge. Cannot be a variance of more than 3/8". Winder treads fall within the same expectations with the exception of the narrowest point not being less than 6" with no greater variances than regular treads. (R311.7.4.2)
27. Pipes passing through a foundation wall shall be provided with a relieving arch or a pipe sleeve in the foundation wall. The sleeve shall be two pipe sizes larger than the pipe passing through the wall. (P2603.4)
28. HVAC – all seams and joints shall be securely fastened and sealed with the use of welds, gaskets, mastics, or mastic-plus-embedded-fabric systems or tapes. (M1601.4.1)
29. Ducts should be tied up to allow full R39 insulation values in ceiling cavities.

INSULATION: 2012 Energy Efficiency code was not adopted. Standards remain the same as in 2009 Energy Efficiency of the IRC. All references are found in IRC 2009.

1. Walls are to be insulated to R-13
2. Ceilings with attic spaces insulated at R-38
3. Ceilings without attic spaces insulated to R-30
4. Crawl spaces are to be insulated to R-19

Prior to Final Inspection and Certificate of Occupancy request, you must have:

- *Final inspection from storm water department (615-443-2120)*
- *Final septic or step inspection (septic 615-443-2784) (step 615-449-2951)*
- *Final electrical inspection, which includes: Main, HVAC, and Pump system if applicable. Each of these inspections must be applied for separately. (615-444-0825)*
- *2009 Affidavit of Compliance – 2009 IECC, notarized and on file.*
- *If applicable, any foundation wall 6' or in excess thereof, must have a stamped engineers letter on file.*
- *FFE certificate, if applicable.*

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CERTIFICATE OF OCCUPANCY:

1. Handrails will be provided on at least one side of each continuous run of treads or flight with 4 or more risers. (R311.7.8)
2. Handrail height measured vertically from the sloped plain of the tread nosing or finish surface of the ramp slope shall not be <34" or >38". (R311.7.8.1)
3. Handrails shall be continuous for the full length of the flight, from a point directly above the top riser to a point directly above the lowest riser. They shall be returned or terminated in post. They shall be no closer to the wall than 1 ½". (R311.7.8.2)
4. Stairway construction should adhere to standards mentioned before in items 21-25 in framing inspection section.
5. Smoke alarms shall be installed in the following locations:
 - Each sleeping room
 - Outside each sleeping area in the immediate vicinity
 - On each additional story of the dwelling including basements, but not including uninhabitable attics or crawl spaces.
6. All smoke alarms shall be interconnected in a manner that the actuation of one activates the remainder. (R314.5)
7. Crawl space access through a perimeter wall shall be no less 16"X24" and unblocked. (R408.4)
8. All construction debris in the crawl space shall be removed including all vegetation before occupancy or use of the dwelling. (R408.5)

9. Water fixtures should be filled then drained and a visual inspection of traps and fixture connections shall be proven water tight by visual inspection. (P2503.5.2(1))
10. Water heater shall be protected by a combination pressure- and temperature- relief valve. (P2803.1)
11. Water heater discharge pipe cannot be connected directly to the drainage system. Should be discharged through an air gap located in the same room as the water heater. Discharge to the floor, to the pan, storage tank, or to a waste receptor outdoors. Not be trapped. Not terminate more than 6" above the floor or waste receptor. (P2803.6.1)
12. Check windows for compliance to codes R308.4.2 and R308.4.5. Allowable applications in entry and wet areas.

PLEASE CALL ONE BUSINESS DAY IN ADVANCE TO SCHEDULE ANY INSPECTIONS.

ALL PAPERWORK MUST BE ON FILE IN ORDER TO SCHEDULE AN INSPECTION.

PLEASE BE READY WHEN YOU CALL ANY INSPECTIONS IN.

Please feel free to contact this office at 615-444-3025 for any questions or information.

Bobby Sloan, Director

Charles Davis, Building Inspector