RESIDENTIAL INSPECTION CHECKLIST

Handout 208

REV 01/14

ADOPTED CODES (with City Amendments per Ordinance 2012-08):

2012 International Building Code (IBC)
2012 International Residential Code (IRC)
2012 International Plumbing Code (IPC)
2012 International Fuel & Gas Code (IFGC)
2012 International Mechanical Code (IMC)
2012 International Energy Conservation Code (IECC)
2012 International Property Maintenance Code (IPMC)
2011 National Electric Code (NEC)
2010 Americans with Disabilities Act Accessible Guidelines (ADAAG)
2012 International Fire Code (IFC)

Current Peoria Zoning Ordinances

Development & Engineering Department
Building Development
9875 N. 85th Avenue
Peoria, Arizona 85345
623-773-7225 (FAX: 623-773-7245)
building.applications@peoriaaz.gov

www.peoriaaz.gov/building

FOUNDATION

- ☐ Permit Site Card posted R105.7
- ☐ App plans on job site / Setbacks per plot plan R106.3.1
- ☐ Continuous footing size/depth, per plan and soils report R403 and Table R403.1
- ☐ Horizontal and Vertical Steel Reinforcing per plan
- ☐ Concrete cover (3" minimum) IBC 1907.7 & ACI 318-99
- ☐ Concentrated load piers footings per plan
- ☐ UFER #4-20 ft. minimum length or alternative E3508.

STEM WALLS

- ☐ Minimum 12" + 2% elevation above top of curb R403.1.7.3
- ☐ Width per plans
- ☐ Horizontal and Vertical Steel per plan
- ☐ Concrete cover (1 1/2" minimum) IBC 1907.7 & ACI 318-99
- ☐ Shearwall hold-downs; type & location per plan
- ☐ Sillplate anchor bolts; size & spacing R403.1.6
- ☐ MA, MAS or PA straps @ door jambs if sill < 18" per plan
- ☐ Reinforcing steel bond beam per plans (CMU) R606.12.2.1.3
- ☐ Masonry head/bed joints 3/8" (1/4"-3/4") R607.2

UNDERGROUND PLUMBING

A. SEWER:

- ☐ Material & size P3002.1 (Maximum (3) w/c on 3" line) P3005.4.2
- ☐ Minimum slope P3005.4.2
- ☐ Proper transition glue/fitting P3003.18
- ☐ Exterior two-way cleanout P3005.2.7
- ☐ Additional cleanouts as needed P3005.2
  1. Each 100'
- ☐ Sand or clean soil bedding P2604.3

B. SOILS:

- ☐ 10' Head pressure test P2503.5.1
- ☐ Minimum slope P3005.3
- ☐ Sand or clean soil bedding P2604.3
- ☐ 12" shading P2604.3
- ☐ Cleanouts P3005.2
- ☐ Maximum 6 F.U.'S @ 2" horizontal drain P3005.4.1
- ☐ Proper sweep @ all fittings P3005
- ☐ Proper length of trap arms P3105.1
  1. Minimum 2x dia
  2. 5' maximum (1 1/2")
  3. 8' maximum (2")
  4. 12' maximum (3")
- ☐ Trap arms < 3" offset maximum 90 degrees P3005.2.4
- ☐ Island venting / foot vents per P3112
- ☐ All piping protected at IBF cross-overs P2603.5

C. WATER SERVICE:

- ☐ Proper meter size PER PLAN P2903.7
- ☐ Proper water service line size PER PLAN
- ☐ Proper fittings and/or glue P2904
- ☐ No female PVC screwed footings P2904.12
- ☐ Soldered/brazed joints for copper/brass OK P2904.13
- ☐ Sand or clean soil bedding P2604.3
- ☐ 12" shading P2604.3
- ☐ Sleeved at all trench cross-overs P2904.4.2
- ☐ Tested at operating pressure or 50 psi minimum for minimum 15 minutes with proper gauge P2503.6
- ☐ Pressure regulator if > 80 PSI P2903.3.1
- ☐ Vacuum breakers at all hose bibbs P2902.4.3

D. WATER DISTRIBUTION:

- ☐ Cold water branch sizing per P2903.7
- ☐ Hot water branch sizing per P2903.7
- ☐ Sand or clean soil bedding PC2604.3
- ☐ 12" sand shading P2604.3
- ☐ Brazed joints required under slabs P2904.1.5
- ☐ Tested at operating pressure or 50 psi minimum for minimum 15 minutes with proper gauge with hot & cold looped P2503.6
- ☐ Copper protected with armorflex or sand @ all cross-overs AUPC 313.0
- ☐ No kinked / damaged copper AUPC 310
- ☐ Copper sleeved at IBF's P2603.5
- ☐ No copper within pier footings AUPC 313.0

E. GAS:

- ☐ Under slab gas line sleeved & vented per Approved detail only G2415.11

PRE-SLAB / INTERIOR BEARING FOOTINGS

- ☐ Size / depth/ location of footings per plans R403
- ☐ Steel reinforcing per plans
- ☐ Steel has minimum 3" concrete cover IBC 1907.7
- ☐ All expand. joints installed per plan IBC 1906.4 & ACI 318 Section 6.4
- ☐ Aggregate base material per soils report 506.2.1
- ☐ Slab thickness per soils report (minimum. 3 ½") R506
- ☐ Copper & plastic piping sleeved at IBF's where perpendicular P2603.5
- ☐ No piping parallel and/or embedded within IBF's P2604.4
- ☐ Shearwall hold-downs / type / location per plan
- ☐ U/G PVC electric conduit E3703

PRE-SLAB (POST TENSION)

- ☐ Permit and Plans on site
- ☐ Required hold downs in place
  1. Type and size
  2. Location and installed per plans
- ☐ Excavations at turn downs, IBF's, and HD's
- ☐ Finished slab thickness per plan
- ☐ Tendons
  1. Count and placement
  2. Installed per plan (support, hairpins, ties)
  3. Sway tendon location and size per plan
  4. Exposed cables of tendons properly protected
  5. No tendons over interior spread footings
- ☐ Plumbing
  1. All copper and ABS wrapped
  2. ABS boxed out at trap location
  3. 3" Minimum clearance of copper and ABS to tendons
  4. No damaged plumbing
- ☐ Electrical
  1. UFER properly installed
  2. Conduit installed if required

MASONRY WALLS PER R606

- ☐ Steel lintel sizing per plans
- ☐ Minimum bearing width @ steel lintels per plans R606.9
- ☐ Grout heights @ composite lintels per plans
- ☐ Masonry lintel steel reinforcing size / grade per plan
- ☐ Vertical steel reinforcing per plans
- ☐ Cells solid grouted @ columns per plans

MASONRY WALLS PER R606 continued

- ☐ #9 durawire hor. joint reinforcing @ 16" OC R606.12.22.3
- ☐ Beam pockets / seats / embed straps per plans
- ☐ Head / bed mortar joints 3/8" R607.2.1
- ☐ See R607.2.1.1 for Mortar joint tolerances
- ☐ Clean outs @ grout heights > 4 ft R609.1.5.2
- ☐ Bond beam @ top of wall per plan

ROOF DECK

- ☐ Material / span index per plans R803.2.2
- ☐ Deck nailing per plans Table R602.3(1)
  Minimum 8d's @ 6" OC @ edges, 12" OC @ field
- ☐ 2x blocking @ ridges R802.3 & bearing walls R802.8
- ☐ Butt joints spaced 1/8" minimum (Install specs)
- ☐ Roof vents installed per plans

PRE-FABRICATED JOISTS & TRUSSES

- ☐ Truss design calcs & layout plan on job site R 802.10.1
- ☐ Engineer's seal on calcs R 802.10.2
- ☐ Truss calc's & layout reviewed by structural engineer R802.10.2
- ☐ Design loads per plans R 802.10.1
- ☐ Proper hangers used at girder / truss connections R 802.10.1(9)
- ☐ Truss layout/configuration per truss design calcs R802.10
- ☐ Girder trusses have proper # of plies / nailed/bolted per calcs R802.10.1
- ☐ No cut, notched, drilled, or spliced trusses w/o registrant approval R802.10.4
- ☐ Lateral web bracing installed per truss calcs R802.10.3
- ☐ Multiple point bearing trusses have proper support at each brging pt. R802.10.1
- ☐ Grade marks match truss calcs for top chords, bottom cords & webs R802.10
- ☐ Lumber sizes match truss calcs for top chords, bottom chords & webs R802.10
- ☐ Plate connectors match truss calcs R802.10
- ☐ Gable end truss bracing per plans R802.10
- ☐ Eave & gable venting installed per plans R806.2
- ☐ Truss to truss connections / hangers per plans R802.10

EXTERIOR STRAP & SHEAR

- ☐ Ext wall studs spaced 16" OC maximum with two top plates staggered 24" R602.3.2
- ☐ Exterior wall studs not over height Table R602.3(5)
- ☐ (3) studs @ ext wall corners Figure R602.10.5
- ☐ Top plate lap splices @ ext wall corners R602.3.2
- ☐ Stud connections to T & B plates per plan
- ☐ Ext wall sill plates treated & bolted R403.1.6
- ☐ Ext wall posts sized and anchored to stem wall per plan
- ☐ All exterior beams sized per plans
- ☐ Exterior shear wall transfer connections to roof diaphrams per plan details
- ☐ Ext beams strapped to posts per plan
- ☐ Full height blocking between trusses at exterior bearing walls or shear panels per plans R802.10.3
- ☐ Entry & patio box columns elevated 1" minimum A.F.F. and A.B.'s installed R319.1.4
- ☐ Entry & patio columns fire-blocked at top & every 10' R602.8
- ☐ All framed pop-outs installed & fire-blocked R602.8
- ☐ 2x backing installed for lath & AIS board where needed Lath install instruction
- ☐ All exterior shear wall sheathing material and nailing per shear schedule R602.10.3
- ☐ Shearwall hold-downs installed & nailed/bolted per shear table R602.10.1
- ☐ Minimum double full height 2x studs @ all hold-downs MFG. INST. INSTR.
- ☐ 2x blocking installed @ horizontal joints in shearwall sheathing R602.10.7
- ☐ Second floor uplift straps spaced & nailed per plans
- ☐ Windows nailed per Mfg. Inst. Instr. R106.1.2
- ☐ Window SHGC cannot exceed .4 or plan

ROOF / CEILING FRAMING

- ☐ Roof joists size/grade/spacing per plan Table R802.5.1
- ☐ 1 1/2" minimum bearing widths @ trusses / joists R802.6
- ☐ Solid wood & glu-lam beams sized per plans
- ☐ All trusses / joists secured to bearing walls & beams R802.11
- ☐ Stubbed trusses have blocking or shear panels between trusses per plan
- ☐ Gable end sway bracing & ties installed per plan details R802.10
- ☐ Gable end trusses connected to exterior wall per plan details R802.10
- ☐ No cut / damaged / modified pre-fab trusses, girders or beams R802.10.4
- ☐ Insulation baffles installed at eave vents R806.3
- ☐ 2x solid roof joists have cross-ventilation R806.1
- ☐ Over-framing roof rafters, ridge beam & king posts installed per plan details
- ☐ Lower roof deck continuous under all over-framing or 2x top chord bracing installed
- ☐ Provide for minimum 20"x30" finished access opening where attic height >30" R807, M1305.1.3
- ☐ Ceiling joists size, spans per plans R802.4, T R802.4(1) & T R802.4(2)

ROUGH FRAMING

A. FLOOR:

- ☐ Floor beams sized per plans R502.5
- ☐ Glu-lam beams identified w/ proper species & camber R502.1
- ☐ Glu-lam beams w/ camber not installed upside down R502.1
- ☐ Beams supported & strapped to proper size posts per plan R502.9
- ☐ Built-up posts stagger-nailed together T-R602.3(1)
- ☐ Beams bearing full width of posts, 3" minimum @ masonry R502.6
- ☐ Notching and drilling of joists within limits of IRC or Manf. Specs R502.8
- ☐ Web stiffeners installed @ wood I-beam bearing locations, if specified R502.11.2
- ☐ 2x solid blocking, bands or rim joist at ends of floor joists R502.7
- ☐ Floor openings framed per plans R502.10
- ☐ Second floor bearing walls perpendicular to floor joists not offset more than depth of supporting beams R502.4
- ☐ Floor joists under & parallel with second floor bearing walls are doubled R502.4
- ☐ Floor decking glued & nailed per plans T-R602.3 (1)
- ☐ Stair stringers sized & installed per plans
- ☐ Stair risers 73/4", treads minimum 10" +/- 3/8" R311.5.3
- ☐ Landing depth equal to width of stairs, minimum 36" R311.5.3
- ☐ Minimum 6'8" headroom above stairs R311.5.3
- ☐ Ext. & Int. wall sole plates treated R319 and R320
- ☐ All miscellaneous nailing per IRC T-R602.3(1)
- ☐ All floor openings fire blocked R602.8
- ☐ Minimum one habitable room not less than 120 sq. ft. R304.1
- ☐ Habitable room not less than 70 sq. ft R304.2
- ☐ Habitable rooms – no dimension less than 7 ft R304.3

B. WALL:

- ☐ Wall studs grade & size per plans & Table R602.3(5)
- ☐ No over height limitations per IRC T-R602.3.1
- ☐ Interior bearing wall studs @ 16" OC T-R602.3(5)
- ☐ Exterior walls & interior bearing wall studs have double top plates, splices 24" apart minimum. R602.3.2
- ☐ Metal tie straps at top plate joints < 24" offset exterior, bearing or shear walls R602.3.2
- ☐ Hardware at exterior walls & interior bearing studs top & bottom plates per plan
- ☐ Holes/notches in studs per R602.6
- ☐ Proper size headers/beams @ all openings per plan R602.7
- ☐ Interior shear wall material/blocking/fastening per shear schedule T-R602.3(2)
- ☐ Interior shear wall transfer connections to floor & roof diaphrams per plan details
- ☐ Interior shear wall foundation anchors & hold-downs installed per shear schedule.
- ☐ Interior non-bearing wall studs maximum 24" OC R602.5
- ☐ Fire blocking installed at chases, stud bays, top plate openings, etc. R602.8

- ☐ Bedroom emergency egress windows per R310
- ☐ Minimum 36" clear hallway width R311.3
- ☐ Minimum Room areas R304 Minimum. Ceiling Height 7'6" in habitable rooms per AZBO
- ☐ Tempered safety glass where required R308.4
- ☐ Ext. wall, interior braced or bearing top plates cut >50%, metal tie 11/2" wide with 8-16d nails R602.6.1
- ☐ Frame
  1. Exterior wall assembly per plan to meet R18
  2. Windows dual-glazed

C. MECHANICAL:

- ☐ Attic furnaces supported by truss top chords and installed per mfg installation instructions R106.1.2
- ☐ Attic furnace clearance to combustible material per mfg instructions R106.1.2
- ☐ Provide for minimum. 20"x30" finished access opening where necessary M1305.1.3
- ☐ Minimum 24" walkway from access opening to furnace, 20' maximum distance, all edges blocked & nailed M1305.1.3
- ☐ Minimum 30" wide work platform installed full length & in front of furnace & 30" head clearance, all edges blocked & nailed, no obstructions M1305.1.3
- ☐ Upper & lower combustion air vents installed if gas appliances installed in confined space, (100" sq in minimum) M1702.2
- ☐ Attic furnace "B" vent installed per mfg instructions with 1" minimum clearance to combustibles R106.1.2
- ☐ Gravity "B" vents offset maximum 60 degrees from vertical AUPC 516.1
- ☐ "B" vents have (3) sheet metal screws at appliance collar connection M1601.3.1
- ☐ "B" vents horizontal length maximum 75% vertical length AUPC 516.3
- ☐ "B" vents terminate 8' horizontal from wall, & minimum 12" above roof if < 12" dia AUPC 517.3
- ☐ Attic A-coil drain pan installed and sloped to secondary drain outlet M1411.3.1
- ☐ Primary condensate drain trapped & vented, sloped 1/8" per ft & supported 48" OC maximum & terminates in readily accessible location M1411.3.1 4
- ☐ Secondary condensate sloped 1/8" per ft & supported 48" OC & terminates above primary M1411.3.1 and Ordinance 04-22
- ☐ A/C refrigerant lines insulated M1412.3
- ☐ All supply & return air ducts sized & installed per plans M1601.3
- ☐ Metallic supply duct insulated in attic spaces M1601.3.4(1)
- ☐ Maximum 1/2" / ft sag between supports for flexduct per install. Instructions M1601.3.2
- ☐ All NM flex supply & return duct connections to rigid collars have band connectors and proper tape used M1601.3.1
- ☐ Metallic flex ducts supported 48"oc with 1 ½" straps Manf. instructions M1601.3.2
- ☐ All joints for metallic ducts have minimum (3) sheet metal screws (except dryer vent) M1601.3.1
- ☐ Exhaust fans installed in bathrooms & toilet rooms (or 1.5 sq ft natural ventilation) R303.3
- ☐ Bathroom exhaust fans sized 50 cfm minimum. R303.3
- ☐ Minimum 4" dryer vent per manf. Instr.25' maximum; elbows reduce M1501.3
- ☐ Dryer vent joints taped or sealed per manf. Instr. R106.1.2
- ☐ Insulation barrier shaft minimum 24" in height provided at all B vents in insulated areas.
- ☐ Makeup air for clothes dryers
- ☐ Combustion air gas dryers

D. PLUMBING:

- ☐ Gas line minimum 10 psi air pressure test 10 minutes G2417.4.2 1204.3.2
- ☐ Water lines operating pressure or minimum 50 psi air test for 15 minutes minimum P2503.6
- ☐ Waste & vent lines under 10' head test or 5 lb psi air test P2503.5.1
- ☐ Gas piping sized per plans & G2413.4
- ☐ Gas piping supports: (Horizontal)
  1/2" = 6 ft OC maximum 3/4" or 1"= 8 ft OC maximum
  1 1/4" or larger = 10 ft OC maximum Table 2424.1
- ☐ Gas S.O.V. within not less than 6ft & in the same room of all appliances except range (6ft)
- ☐ 18" high platforms for all appliances with ignition source within garage P2801.6
- ☐ All hot water heaters in garage have vehicle protection or out of path M1307.31
- ☐ Water heater T & P drain installed & sloped to flow by gravity to exterior AUPC 505.3 and 608.5

- ☐ All branch cold & hot water lines sized per AUPC Table 6-4, Maximum 6 FU's on 1/2" branch
- ☐ All water & drainage lines protected at wall studs & top & bottom plates where 1.5 wood P2603.2.1
- ☐ All copper piping < 1 ¼"supported 6 ft OC maximum and secured to wall studs at each fixture connection Table P2605.1
- ☐ All plastic piping supported & installed per AUPC Table 3-1 installation standards Table 2605.1
- ☐ All copper protected at exterior wall penetrations & where in contact with dissimilar metallic materials AUPC 313.5
- ☐ Sanitary waste branch lines have wall clean outs installed P3005.2
- ☐ All ABS waste lines & trap arms sloped minimum 2 1/2 less 1/4" per ft P3005.3C Table 3-1
- ☐ 1 1/2" trap arms maximum 3'6" length AUPC T 10-1
- ☐ 2" trap arms maximum 5'0" length AUPC T 10-1
- ☐ 3" trap arms maximum 6'0" length AUPC T 10-1
- ☐ Maximum 90 degree offset for trap arms < 3" AUPC 1002.3
- ☐ Proper sweep of fittings for drainage P3005.1
- ☐ No vents offset horizontally below pt 6" above flood level AUPC 905.3
- ☐ Island vents extend vertically minimum to drainboard height AUPC 909
- ☐ All hose bibbs have vacuum breakers
- ☐ Minimum 30" clear width at water closets, 15" to center and & 21" in front P2705
- ☐ All exterior sill plate cut-outs grouted/sealed
- ☐ All concrete floor openings for p-traps grouted 3204/P2603.4
- ☐ All tub/shower enclosures installed w/2x blking at flanges
- ☐ All tub/shower mixing valves & shower head supply installed & under test P2503.5.2
- ☐ Approved screws used at water closet flange and no off-set flanges P2705.1.1
- ☐ All wood floor openings fire-blocked with drywall R602.8.1

E. ELECTRIC:

- ☐ Install grounding electrode conductor per E3511
- ☐ Minimum #4 copper water/gas bond, (200 amp service) Table E3503.1 (6 AWG) Table E3808.12
- ☐ Ground metallic water service if 10' or more within interior only of building E3508.1.1
- ☐ SES has minimum ¼" air space back of enclosure E3807.2
- ☐ SE & NM cable supported 4 1/2' OC & within 8" of NM boxes Table E3702.1(h)
- ☐ SE & NM cable protected from damage per Table E3702.1
- ☐ No SE & NM cable within 6' of attic scuttle or protected E3702.2.1
- ☐ Minimum (2) 20 amp small appliance circuits @ kitchen & dining, pantry & breakfast areas E3603.2
- ☐ Kitchen counters have receptacles spaced maximum 48" OC and within 24" of ends of counter tops E3801.4.1
- ☐ Floor boxes listed for purpose intended E3805.8
- ☐ Bedroom circuits wired for Arc-Fault protection E3802.12
- ☐ All electric boxes secured, no over-fill, no pancake boxes less than 6 cubic inches E3805.12.2.1
- ☐ Minimum 6" of conductors within boxes E3306.10.3
- ☐ Minimum 1/4" of NM sheathing within boxes E3805.3.1
- ☐ Boxes for range/ovens have proper knockouts & size for conductors
- ☐ Proper size circuit conductors for A/C's, ranges, cooktops, water heaters & dryer E3605
- ☐ Minimum (1) 20 amp circuit for laundry outlets E3603.3
- ☐ Minimum (1) 20 amp circuit for bathroom receptacles E3603.4
- ☐ General receptacle spacing @ 12' OC & within 6' of all door openings and at least (1) at walls > 24" in width, no wall space more than 6ft from receptacle per E3801.2.1, E3801.2.2
- ☐ GFCI receptacle locations per E3802and Ordinance 04-22
- ☐ Smoke detector locations: all interconnected R313
  1. All bedrooms
  2. All bedroom hallways
  3. Minimum (1) in basement / Minimum (1) on each floor
- ☐ Smoke detectors installed per manufacturers instructions
- ☐ Attic furnaces:
  1. Light switch @ scuttle opening & light at equipment E3803.4
  2. Disconnect for equipment hardwired (No Cord & Plug) E4001.5
  3. General purpose recept at same level & w/i 25' of HVAC E3801.11

E. ELECTRIC:
continued

- ☐ Metal boxes properly grounded E3808.1
- ☐ Hydro massage tub
  1. Tub motor bonded with #8 solid to water piping & elec equip. E4109.4
  2. Circuit GFCI protected E4109.1
  3. Motor & receptacle / disconnect accessible E4109.3
- ☐ Permanently connected appliances > 300 volt - amperes or 1/8 HP have circuit breaker locks or disconnecting means Table E4001.5

ENERGY REQUIREMENTS

- ☐ Participant of Third Party Program
  1. No Inspections required
- ☐ No Third Party Program
  1. Frame
     A. All openings in exterior building envelope sealed
     B. Duct R value per plan
     C. Duct construction per manufactured installation instructions.

FIRE SYSTEM INSPECTION
See Handout 206

EXTERIOR LATH: Per ICC ESR REPORT
Note: Information is typical of most systems

- ☐ 3 1/2" flange for weep screed
- ☐ 4" clearance to soil / 2" clearance to concrete slabs
- ☐ Grade D felt vapor barrier at open framing
- ☐ (2) layers grade D felt vapor barrier @ OSB & plywood & A.I.S. board
- ☐ 1 1/2 lb density foam w/ICC ER # at walls
- ☐ A.I.S. board, plywood or drywall at attic spaces
- ☐ 2x backing at all butt joints of foam & A.I.S.
- ☐ 2x backing at foam pop-outs
- ☐ Horizontal T & G joints for foam, no broken joints
- ☐ Woven wire lath lapped at joints per ICC ER report
- ☐ Wire lath & foam stapled 6" OC maximum
- ☐ All pop-outs & corner aid installed & secured 18" OC per ER5550
- ☐ All penetrations for piping, elec boxes, etc., caulked
- ☐ All foam butt joints & windows caulked for gaps > 1/4"
- ☐ No plumbing clean-outs, elec boxes, etc., buried

GYPSUM WALLBOARD:

- ☐ ½" gypsum under stairs where accessible R311.2.2
- ☐ Gypsum shear fastening per shear schedule
- ☐ Horizontal blocking & nailing at horizontal joints installed per shear schedule
- ☐ Gypsum fastener size per shear schedule
- ☐ Minimum 1 3/8" nails @ 7"oc @ ½' gypsum ceilings, 8"oc walls T-R702.3.5
- ☐ Exterior soffit board used at patio ceilings and entry ceilings unless properly protected from weather R702.3.5
- ☐ Garage ceiling w/ liveable above 5/8" gypsum R309.2
- ☐ ½ " sag-resistant gypsum ceiling board T702.3.5 (Note E)
- ☐ Shower 702.4.2

FINAL INSPECTION
GARAGE:

- ☐ Floor slopes to a drain or vehicle door R309.3
- ☐ Garage receptacles GFCI or single devices for dedicated use. E3802.2 dedicated labeled non GFI
- ☐ All appliances installed in garage have vehicle protection (steel bollard or out of path) M1307.3.1

- ☐ Appliances with ignition source elevated 18" M1307.3
- ☐ Gas lines under minimum (10 psi pressure test for 15) minutes with all SOV's in open position with flex connector installed & capped. SOV within 3' of appliance (except range, 6') AUPC 1204.3.2 AUPC1212 EX.1
- ☐ Upper & lower combustion air vents installed as required M1702 or M1703
- ☐ Expansion tanks M2003
- ☐ Gas appliance single wall vent connectors sloped minimum 1/4" per ft and all joints fastened with (3) sheet metal screws each M1803.3
- ☐ Metal ceiling fire-stop installed at "B" vent penetration at ceiling per manufacturer's instructions
- ☐ Water & gas lines have #4(200 amp) or #1/0 (400 amp) bond wire clamped at readily accessible location T-E3503.1 E3509.6
- ☐ W/H T & P drain completed, sloped 1/8" per ft, terminates 6" minimum or 24" max P2803
- ☐ Occupancy separation door between house & garage: R309.1 Ordinance 04-22
  1. 1 3/8" minimum solid core or rated 20 minutes
  2. Smoke seal gaskets at jambs & header
  3. Door self closing and self latching

ATTIC AREA:
- ☐ Scuttle opening 20x30 finished M1305.1.3
- ☐ Gas line installed w/ S.O.V within 3 ft in open position & flex connector capped for test G2422.1.2.1
- ☐ Primary & secondary condensate drains installed, trapped & vented M1411.3
- ☐ No insulation in attic A/H drain pans
- ☐ Furnace & air handler connected to supply circuit disconnect switch and within sight E4001.5
- ☐ All electric in attic trimmed out
- ☐ Upper & lower combustion air ducts installed and clear M1703.3
- ☐ Ridge vents, dormer vents & O-hagen-tile vent openings installed per attic ventilation calcs R806.3 mfg. specs
- ☐ Attic insulation installed per plans N1101.3.1

LAUNDRY:
- ☐ Exhaust fan installed or 1.5 sf openable window R303.3
- ☐ 20 amp receptacle in laundry (within 6') E3801.8 E3603.3
- ☐ Dryer vent extends beyond finished surface M1501.1
- ☐ Floor drains, if installed, have trap primer to maintain wet seal UPC1007
- ☐ Ceiling light & switch installed E3803.2

HALLWAYS:
- ☐ 36" minimum clear width R311.3
- ☐ Minimum (1) electric receptacle if > 10 ft in length E3801.10
- ☐ Smoke alarms outside each separate sleeping area and installed per manf. instructions R313
- ☐ Light fixture(s) and wall switch installed E3803.3
- ☐ Exit Door – side hinged, min. 3' wide X 6'8 height R311.4

STAIRS:
- ☐ 36" minimum width, 36" minimum landings R311.5.1
- ☐ Landing depth same width as stairs R311.5.4
- ☐ Minimum 10" depth, maximum 73/4" rise, risers & treads +/- 3/8" R3115.3
- ☐ 6'8" minimum head clearance R311.5.2
- ☐ Handrails required at four or more risers R311.5.6
- ☐ Handrails 34" to 38" above nose of tread to top of handrail R311.5.6.1
- ☐ Handrails have 1 1/2" clearance to wall R311.5.6.2
- ☐ Handrails grip size R311.5.6.3
- ☐ Handrails extend to top & bottom risers with returns to wall or newel post R311.5.6.2
- ☐ Safety glazing @ windows @ landings < 60" A.F.F. R308.4.10, R308.4.11
- ☐ Minimum 36" high guardrail with max 4" space between members R312
- ☐ Wall switch for lighting each floor level E3803.3

BEDROOMS & DENS (w/closet):

- ☐ Minimum 5.0 sf opening egress window at grade; 5.7sf 2nd flr. R310.1.1
- ☐ Minimum, egress opening 24" height 20" width R310.1.2 & R310.1.3
- ☐ Window sill height max 44" R310.1
- ☐ Basement window well width minimum 36", 9 sf minimum total area R310.2
- ☐ Window well ladder required if height > 44" R310.2.1
- ☐ Grate covers have 5.7 sf openable area w/ no locks R310.4 R310.3
- ☐ Natural light - 8% floor area, minimum 4 sf R303.1
- ☐ Natural ventilation 4% floor area, minimum 4 sf R303.1
- ☐ Smoke alarms each bedroom, all alarms interconnected and installed per manf. instructions
- ☐ Carbon monoxide detectors per ordinance 00-116 (8.1-8.4)
- ☐ Electric receptacles trimmed & installed @ proper spacing E3801.2.1
- ☐ Light fixtures installed in clothes closets minimum 12" or depth of shelf horizontally from shelf, 6" minimum if fluorescent E3903.11

BATHROOMS:

- ☐ Exhaust fans installed, minimum 50 cfm & vented to exterior at all water closet rooms & bathrooms or natural ventilation 1.5 sf minimum R303.3
- ☐ Lavatory sinks/faucets/drains installed & tested. Minimum 2 GPM aerator P2903
- ☐ Wall cleanouts installed if necessary P3005.2
- ☐ Trap arms offset maximum 90 degrees AUPC 1002.3
- ☐ Primary condensate connected to lav tailpiece, if applicable P1411.3
- ☐ Water closet 1.6 GPF installed & tested P2903
- ☐ 30" Clear width @ W/C P307.1
- ☐ 15" minimum from wall to center of W/C P307.1
- ☐ No offset flange for W/C P3005.1.7
- ☐ W/C base caulked at floor
- ☐ Shower compartment minimum 30" P2708.1
- ☐ Shower compartment minimum 900 sq in's P2708.1
- ☐ Minimum 22" wide door @ shower P2708.1.1
- ☐ Safety glazing at all windows < 60" above floor R308.4(4)
- ☐ Moisture resistant finish in shower to 72" above floor R307.2
- ☐ Shower/tub enclosure walls sealed at all openings for piping, valves, etc. R702.4 P2709.1
- ☐ Minimum 3 GPM shower heads P2903

NOTE: Minimum fire separation distance per table 302.1. Anything within 5 feet of property line to be fire rated for 1 hour.

KITCHEN / DINING:

- ☐ Natural light 8% floor area R303.1
- ☐ Natural ventilation 4% floor area R303.1
- ☐ 20 amp receptacles at kitchen, dining, pantry, breakfast area E3603.2
- ☐ Countertop receptacles spaced maximum 48" OC & within 24" of ends of counters E3801.4
- ☐ GFCI protection at all kitchen counter receptacles E3802.6
- ☐ Outlet boxes in cabinets not recessed into combustibles E3806.11
- ☐ Kitchen sink, drain, faucet installed, minimum 2.5 GPM aerator P2903
- ☐ Wall clean out installed for sink and foot vent, if applicable P3005.2
- ☐ Sink trap arm offset maximum 90 degrees UPC 1002.3
- ☐ Dishwasher drain connected per P2717 as modified (#51)
- ☐ Dishwasher receptacle installed and within 6', cord connected E3801.5
- ☐ Permanent cooking appliances installed w/wiring & venting complete E4001.1
- ☐ Nameplate rating of cooking appliances match conductor sizing and overcurrent protection E3602.9
- ☐ Electric wiring within cabinets protected from damage w/metallic flex conduit & metal boxes used E3702.3.2
- ☐ All gas lines for cooking appliances have S.O.V. installed w/metallic flex line capped for pressure test P2420, P2417

OTHER HABITABLE ROOMS:

- ☐ Electric receptacles spacing within 6' of door openings & 12' OC E3801.2.1
- ☐ Natural light 8% floor area, R303.1
- ☐ Natural ventilation 4% floor area R303.1
- ☐ Required exit door 3'x 6'8" minimum and side hinged R311.4
- ☐ Safety glazing @ windows: R308.4
  1. Within 24" arc of door
  2. Fixed and sliding panels of sliding door assemblies
  3. All within 18" of F.F. and adjacent walkway
- ☐ Fireplace installation complete
  1. Factory-Built gas fireplaces installed per listing R1004 & R106.1.2
  2. Under gas test w/ S.O.V. open P2417
  3. Approved EPA wood burning only / Install per listing and Masonry per R1003

EXTERIOR:

- ☐ Address numbers plainly visible and legible from front street R3321.1
- ☐ Exterior two-way sanitary waste cleanout plugs7installed & set to grade P3005.2.7
- ☐ All exterior wall finishes complete & painted R703.1
- ☐ All exterior wall cleanouts installed where necessary P3005.2.7
- ☐ All exterior doors & windows installed R703.1
- ☐ Exterior door landings within 1 ½" of threshold if door swings out R311.4.3
- ☐ Exterior door landings within 8" of threshold if door swings in R311.4.3
- ☐ Roofing complete, tiles installed per ICBO ES report R903.1
- ☐ Fireplace spark arrestor installed, minimum 2' above any roof within 10' horizontally R1003.9, R1003.9.1
- ☐ ABS vents extend 6" minimum above roof & painted IRC 3103.1
- ☐ "B" vents minimum 1' above roof & not within 4' of window & minimum 8' from vertical wall G2427.6.4
- ☐ Gable end roof vents, dormer vents, S-Tile vents and frieze board vents installed per attic ventilation calcs R806.2
- ☐ Roof mounted heat pumps have disconnects within sight of equipment & proper fuse sizes E4001.5
- ☐ Ground mounted condensing units have disconnects within sight of equipment with proper fuses and proper working clearance & concrete pad E4001.5, M1401
- ☐ All roof flashing installed R703.8
- ☐ Exterior GFCI receptacles installed & labeled E3802.3 covers
- ☐ Exterior light fixtures installed at exit doors E3803.3
- ☐ Exterior flood lights have W/P boxes E3805.11
- ☐ Exterior j-boxes have W/P covers E3805.11
- ☐ Water heater T & P drain terminates 6" A.F.G. to exterior P2803.6.1
- ☐ A/C condensate drain(s) installed to exterior w/ 90° elbows M1411.3
- ☐ All hose bibbs installed w/vacuum breakers P2902
- ☐ Grade away from foundation 6" minimum within 10' R401.3
- ☐ High profile concrete roof tile- weatherboard in place per Manf. Install Instructions. ER3748 (ICBU) R905
- ☐ Contrasting address numbers installed with minimum 3" height (not on facia) R321.1
- ☐ No cracked or damaged sidewalks/curbing
- ☐ Garage driveway installed
- ☐ Water meter box installed, set to grade & meter curb stop readily accessible.
- ☐ North of Deer Valley Road/New Tracts/Openings for drainage in all rear walls as of 7/1/02.
- ☐ Electric Panelboard complete:
  1. #4 UFER, gas & water bonds installed UFER E3509 E3509.8
  2. Proper size/type circuit breakers E3304.2
  3. Minimum (2) 20 amp small appliance circuits E3603.2
  4. Minimum (1) 20 amp bathroom circuit E3603.4
  5. All circuits labeled with E3606.2
  6. No damaged conductors
  7. Lugs not over-filled E3306.9
  8. Same size conductors on same lug E3306.9
  9. Oxide inhibitor (Noalox) installed at aluminum conductors terminations in lugs/breakers E3306.8
  10. Rear bushing installed for home-runs E3505.8.4 E3703.7

EXTERIOR: continued

11. Dead front installed E3807.1
12. No unused knockouts E3806.4 E3807.5
13. 1/4" air space behind panel E3807.2
14. Plywood support panel painted R703.1
15. Series rated electrical systems identified at SES and end use panels

FINAL SPRINKLERS PER PLAN IF REQUIRED OR OPTION:

- ☐ Separate electric service for well site
- ☐ Well water low level alarm tested at dwelling (must be audible inside house)
- ☐ Well site pump PSI per plan
- ☐ Low level alarm setting for water well set per plan
- ☐ Test switch accessible
- ☐ Exterior water flow alarm tested at dwelling
- ☐ Low water horn at well SES installed and minimum 100 candela
- ☐ Check sprinkler heads for obstruction i.e. fans lights, shelves, walls, etc.
- ☐ Spare sprinkler heads provided (1 each type, 2 heads min)
- ☐ Inspectors Test – 3/8 test orifice in place
- ☐ Perform flow test
  1. Check minimum required PSI per plan
  2. Inspectors test wide open minimum 2 minutes
  3. Requires PSI = or > plan PSI entire 2 minutes
  4. No leaks at controls/relief valves
- ☐ Well meter section finaled
- ☐ Approval tag left at control panel

MISCELLANEOUS:

- ☐ Verify all required inspections have been approved and that permit has not expired
- ☐ Soils compaction report for basement homes
- ☐ Maricopa county final approval for septic tank
- ☐ Finished floor certification (customs)
- ☐ Special inspection report for Integra Block
- ☐ Special inspection report for post-tension slabs
- ☐ Engineering clearance for storm water retention
- ☐ Verify utility company
- ☐ Final clearance tag left on Electric Service Panel
- ☐ 1997 UBSC
  1. Entry Door – Field of vision minimum 180 degrees (Sec 1015)
  2. Entry doors have exterior key operating deadbolts
  3. Strike plate installation 4 - #8 x 3” screws into stud
  4. Basement window well grilles operable from inside without key or special knowledge
  5. Identification of “POST TENSION IN SLAB” in garage where needed.
- ☐ Snap switches shall be effectively grounded E3901.11.1

2012 INTERNATIONAL RESIDENTIAL CODE
2012 INTERNATIONAL BUILDING CODE
2011 NATIONAL ELECTRICAL CODE
2012 INTERNATIONAL PLUMBING CODE
2012 INTERNATIONAL FIRE CODE