

Bulloch County Inspection Tip Sheet

Reference Codes* for Construction from ICC (International Code Council)

- International Residential Code 2000
- International Gas Code 2000
- International Fire Prevention Code 2000
- International Energy Conservation Code 2000
- International Plumbing Code 2000
- International Mechanical Code 2000
- International Building Code 2000
- National Electric Code 2005

* Code may also include GA amendments and local jurisdiction additions.

- GA amendment web site www.dca.state.ga.us
- Building code web site www.iccsafe.org

Inspections	Inspections Before a Reinspection Fee is Charged
1. Footing and Temporary Power	1
2. Pre-slab Plumbing / Sub-floor	1
3. Dry-in	2
4. Insulation	1
5. Permanent Power	1
6. Certificate of Occupancy	2

All inspections require a 24 hour notice. All inspections with less than a 24 hour notice require a payment of a \$100 same day inspection fee if paid by 9:00 a.m.

Tip Sheets are not intended to be all inclusive. It is the responsibility of the contractor to build to minimum GA codes.

Oversight on the Bulloch County Building Inspections Department does not negate the contractor's responsibility to build to minimum GA codes.

As of January 1, 2005, a copy of an approved RES check / COM check compliance certificate will be required for permitted construction at the time of permit application. (see www.energycodes.gov/rescheck/)

Inspection #1: Footing and Temporary Power Tips

General

1. Posted permit in Job Box (To remain of site until C.O. is issued.)
2. Port-o-let
3. Check set-backs – All property lines to have strings pulled.
4. Trash receptacle to be onsite per County Ordinance.

Footing

1. Footing depths into natural soil (12”).
2. Grade stakes, minimum footing thickness 8”.
3. Minimum footing width in relation to building:
 - 1 story siding 16”
 - 1 story brick 20”
 - 2 story siding 20”
 - 2 story brick 24”
4. Additions must tie existing footing to new footing by drilling and applying epoxy to re-enforcement rods into existing footing leaving minimum 12” for contact with new footing to help prevent uneven settling.
5. Footing/ slab monolithic depth 12” x 12” wide in bottom with 45 degree to underside of slab with one #5 or two #4 in footing area.
6. Pier pads 24” x 24” x 8” thick.
7. Vertical reinforcement rods for foundation wall or piers with over 4’ of unbalanced backfill or sub-floor foundation walls 4’ to 8’ (placement within 1’ of corners and every 6’). Cell of foundation walls with reinforcement to be filled solid.

Temporary Power

1. Grounding in relation to the electric company.
 2. Minimum one GFCI receptacle with weather proof cover.
-

Inspection #2: Pre-slab Plumbing / Sub-floor Tips

Pre-slab Plumbing

1. Water line pressure 100 psi.
2. Waste line pressure (either 10’ head pressure of water or 5 psi air).
3. Sleeving of pipes thru foundation walls.
4. Insulation of pipes at contact points with anything other than dirt.
5. Minimum water service ¾”, three bathrooms 1” service.
6. Accessible shut off for house.
7. Vapor barrier under any area of habitable space or possible habitable space in the future.
8. Termite treatment.
9. Flood certificate required if in the flood zone

Sub floor tips

1. Anchoring to foundation walls/piers.
2. Access opening in foundation wall (18” x 24” no equipment, 22” x 30” with equipment, clear opening).
3. Ventilation to meet minimum codes (within 3’ of corners, on opposing walls, 1 sq ft for every 150 sq ft, 1 sq ft for every 1500 sq ft with moisture barrier but still maintain within 3’ of all corners and on opposing walls).
4. Beams, girders, & joists spans and placements.
5. Grading under sub-floor to be at or above finished outside grade.
6. Flood certificate required if in the flood zone.

Inspection # 3: Dry-in Tips

Framing

1. Base plate anchored to slab at each end of plate and 6' maximum between.
2. Stud notching or boring: non bearing wall boring 60% or 40% notching; load bearing wall 40% boring 25% notching; or 60% boring if studs double and not more than 2 successive studs; holes no closer than 5/8" to face.
3. Corner exterior 3 studs minimum with top plates overlapping at corners and bearing walls.
4. Raised single top plate ok if tied with 3" x 6" metal plate at corners and plate joints with 6-8d nails and if members stack within 1" over stud/joists.
5. Re-enforcement straps on studs and top plates over minimum notching or boring (16 ga with 6-16d nails each side).
6. Joist boring or notching nothing within middle 1/3 span, holes minimum 2" from top or bottom in outer 1/3 span, notching maximum 1/6 depth or notch at end for ledger 1/4 maximum depth (conventional lumber).
7. Check manufacture's guide lines on drilling/notching of laminated beams and tji's.
8. Stud sizing & spacing: 2x4 up to 10' in height 1 story supporting roof & ceiling 24" o.c. (utility grade 16" oc). 2x4 supporting roof & ceiling plus 1 floor 16" oc or 2x6 24" oc roof & ceiling & 2 floors 2x6 16" oc.
9. Check spans on joists, rafters, beams, and headers in relation to sizing.
10. Stairway treads, risers and head clearance. Tread minimum 9", raiser height 7 3/4" maximum and 6'8" minimum head clearance measured vertical from nose of tread.
11. Minimum stairs width 36".
12. Minimum tread on winder stair 6" at narrowest point and 10" at 12" from inside point.
13. Landing minimum 36" x 36".
14. Rafter sizing/spacing and knee wall supports to break spans.
15. Knee wall support spacing maximum 48" with plate and purlin.
16. Attic access opening to be minimum 20" x 30" or large enough to remove appliances and be accessible by pull down stairs or other permanent steps.
17. Attic access openings double framing.
18. Pull down stairs in garage need minimum 3/8" fire retardant structural panel to meet fire separation.
19. Multi dwelling unit separation.
20. Attic decking to equipment (minimum 24" wide, maximum travel distance to equipment 20').
21. Minimum work area for equipment 30" x 30".
22. Raising decking to allow for r-30 insulation.
23. Joist notching for ledgers maximum 25% depth of member.
24. Ledgers minimum size 1.5" actual.
25. Ledger nailing on each side of supported member.
26. Maintain sleeping room egress (5 sq ft ground floor, 5.7 sq ft 2nd floor and above) also with minimum width 20" and height 24" and sill height above floor 44" maximum.
27. Habitable minimum rooms sizing as per code (1 room 120 sq ft, kitchen 50 sq ft, other room 70 sq ft).
28. Glass tempering (over tub, in stairways, within 24" of door arc while closed, less than 18" above finish floor and greater than 9 sq ft in single pane).

Mechanical

1. Units set with drains for condensation and pan.
2. All ducts installed and sealed (out put & returns).
3. Flex duct bends (maintain correct bend radius).
4. Duct line support spacing (metal maximum 10', flex manufacturer instruction).
5. 2" clearance between chimney flue and combustible materials.
6. 20' maximum travel distance to equipment in attic or under floor areas.
7. Heat required for habitable rooms.

Inspection # 3: Dry-in Tips (continued)

Plumbing

1. Reinforcement strapping for framing violations to studs and top plates.
2. Boring & notching of joist (floor or ceilings).
3. Water hammers on all fixtures with quick closing valves (toilets, washing machines, dish washers, ice makers, etc...).
4. Pressure on water lines (60 psi).
5. Top out pressure on waste lines if there is a 2nd floor bath or ½ bath.
6. At least 1 vent pipe to exterior minimum 1 ½" (but calculate reference fixtures) and located as specified by code.
7. Water heater relief line and pan drain line.
8. Waste line supports maximum spacing 48".
9. All plumbing lines protected from nails.
10. Air admittance valves ok under sinks 4" above drain, always accessible minimum 6" above insulation in attic
11. Waste line cleanouts; 1 for 45', any change of direction over 45', under floor cleanout not more than 20' from access door.
12. Clearance on cleanouts 12" on less than 3", 18" on 3" or more.
13. Minimum 15" clearance from finished walls for toilets.
14. Gas lines will need to be pressured to minimum 10 psi.
15. Gas lines protection at framing members (with approved protectors).
16. Maximum 20' travel distance to water heaters in attic.
17. No copper gas lines in closed wall.

Electrical

1. Lights in required locations.
2. Receptacles in required locations.
3. Smoke detectors in required locations (bedrooms and outside bedrooms not more than 10' and at each level).
4. Two separate circuits to kitchen area minimum 20 amp.
5. Whirlpool tub motor bonding.
6. No wiring within 6' of attic access.
7. Panel location and work space (not allowed in bathrooms, toilet rooms or clothes closets).
8. Bonding all metal piping: hot & cold.

Inspection # 4: Insulation Tips

Insulation

1. Seal base plates to slab or floor (exterior walls).
2. Seal violations in top plates with fire rated caulk or foam.
3. R-13 in exterior walls
 - R-11 under floors
 - R-19 in walls that back to attic space
 - R-30 in ceilings (slope ceilings may have r-19 in not more than 25% of total ceiling area)
4. Seal or insulate around doors and windows.
5. Low e glazing with minimum u-factor and Solar Heat Gain Coefficient (SHGC).

Inspection # 5: Permanent Power Tips

Permanent Power

1. Panel completely made up (interior and exterior).
2. Fixtures installed or wire nuts or taped.
3. Disconnects at required locations.
4. Arc fault and gfcı breakers for required locations.
5. Bonding bar removed from panel box where required.
6. Proper grounding in relation to power company.

Inspection # 6: Certificate of Occupancy Tips

Mechanical

1. Breaker sizing to unit requirements.
2. Condensation and pan drain lines and turn downs.
3. Equipment disconnects.
4. Exterior equipment minimum 2" above finished grade.
5. Clean foreign objects from overflow pan.

Electrical

1. Panel box labeling.
2. All fixtures installed.
3. Breaker sizing to appliance requirements.
4. Gfci breaker and receptacle functioning properly and to proper locations.
5. Arc fault breaker functioning properly and to proper locations.
6. Smoke detectors functioning properly.
7. Verify disconnect.
8. Verify equipment above base flood elevation if in flood hazard location.

Plumbing

1. All fixtures installed.
2. Water heater in garage protected.
3. Turn downs on relief lines and drain lines.
4. Insulation of water lines in non insulated space.
5. Waste line support spacing (sub-floor).
6. Water heater operational and correct at fixtures.
7. Accessible service cut off (gate valve after meter).

Building

1. Seal around exterior wall violations.
2. Handrails & guardrails on stairs, balconies, porches & steps (handrails required if stairs/steps are over 30" high with handrail at minimum height 30" and maximum height 38" with grip size of 1 1/4"-2" returning to the wall at ends and projecting a maximum of 4 1/2" into stairway; guardrails on balconies and porches raised over 30" high requires rail minimum 36" high or stair rails 34" high with maximum 4" opening between pickets).
3. Weather stripping around doors and attic access.
4. Privacy hardware on bathroom doors.
5. Exterior door locks single cylinder (no key inside).
6. Whirlpool motor access.
7. Grading around home (6" fall away within 10').
8. Weep holes in brick veneer 33" oc.
9. Separation of habitable space from garage and attic (minimum 1/2" sheetrock).
10. Hearth extensions on fire places (16" front, 8" side on less than 6 sq ft, 20" front, 12" side if over 6 sq ft).
11. Exterior wood siding or trim minimum 6" from finished ground.
12. Flood certificate required if in the flood zone.