

City & County of Broomfield

Building Division

RESIDENTIAL ROUGH INSPECTION CHECK-LIST

All references (unless noted) are from 2003 IRC.

PROVIDE THE BUILDING DEPARTMENT OFFICES WITH COPIES OF ALL REQUIRED SPECIAL INSPECTIONS PRIOR TO CALLING FOR ROUGH INSPECTIONS (LOCAL ORDINANCE).

- Address posted and plainly visible from the street (R321.1)
- Permit posted and available to inspector. Maintain a set of the city approved plans and a copy of the plan review on site during construction and all inspections (R106.3.1)
- Verify that all engineering special inspection reports (pier inspection, pier drilling log, footing, foundation wall steel, damp proofing, perimeter drain, basement structural floor, slab-on-grade, and backfill) have been submitted to the building department prior to calling for inspection.
- Verify that necessary hold-downs are in place for lateral bracing/shear walls per engineer's design. Check listing for metal FHA straps or metal let-in bracing used in framing (R602.10).
- Verify that foundation plates are secured every 6 feet min. and within 12 inches of splices and ends (R403.1.6)
- Provide current and job-specific copies of all engineered truss reports on site during construction and field (rough) inspections. Ensure that the markings (or labels) on each truss corresponds with those on the drawing. Observe all engineers' recommendations for correct positioning, bearing location, and placement of additional bracing. Truss drawings shall provide all information listed by section R802.10.1.
- Verify that "hurricane" clips and other mechanical connections are correct for the application and are secured using the correct number and type of nails (manufacturers' installation instructions, R802.11.1, and R802.10.5).
- Fireblocking shall be provided at ALL penetrations occurring through the top and bottom plates. Provide plate or other repair of top plates (R602.8 and R602.6.1).
- Provide fireblocking in all other required areas including at all ceiling lines, soffits, stairs stringers, and tub access holes (R602.8).
- Provide nail guards for electrical and plumbing where required; less than 1½" from edge for plumbing pipes, 2" for gas pipes, 1¼" for electrical wiring (R602.6, M1308.2, G2415.5, P2603.2, and E3702.3.2).
- Check maximum size holes or notches cut into framing members. Ensure that notches cut into horizontal sawn-lumber do not exceed 1/6th width in either third of end span (no notches allowed in middle third) or 1/4th at extreme ends (R502.8, R602.6, and R802.7).
- Ensure that holes bored through floor joists are located no less than 2 inches from any edge; engineered wood products (truss joists) shall have holes only per manufacturer's instructions (R502.8).

RESIDENTIAL ROUGH INSPECTION CHECK-LIST (Continued)

- Shims (if required) for trimmers over window and door headers shall use steel or other material with compressive strength equal to the end grain being shimmed (R502.6).
- Verify that a weather barrier is placed over the sheathing under all lapped siding (Table R703.4).
- Brick flashing and weep holes above finished grade shall be installed (R703.5.6, R703.7.5).
- Check on B-vent clearances to combustibles (1" min.) and that chases are fireblocked (G2425.15.4, R602.8).
- B-vents through insulated spaces shall have 26 gauge insulation shields; extend shield 2 inches minimum above insulation in attics (G2426).
- Roof vents, soffit vents, plumbing roof jacks, and flashing shall be in place prior to rough inspection (R701.2).
- Ensure that all egress window finished sill heights do not exceed 44 inches above the floor (R310.1).
- Remove debris from flue chases and area above fireplaces (R1001.15, G2425.15.4).
- Rough headroom for stairs should be AT LEAST 6'8½" to provide minimum 6'8" headroom after finish is applied (R311.5.2).
- Ensure min. 33" width between stair stringers at all points (R311.5.1).
- Maximum riser height 7¾" measured vertically between leading edges of adjacent treads; minimum tread depth of 10" measured horizontally between the vertical planes of the foremost projection of adjacent treads (R311.5.3). Remember to consider the thickness of finished floor coverings.
- Provide safety glazing in windows around tubs and showers if glazing is less than 60" above standing surface (R308.4).
- Provide minimum required attic access in areas with headroom 30" or greater and provide a light within 2 feet of access (R807.1).
- Verify correct fall on plumbing drains and slope back to drain on horizontal plumbing vents (P3005.2.5, P3104.2).
- Plumbing vents shall extend a minimum of 12" above the roof (P3103.1).
- Traps for floor drains shall be deep seal or install a trap primer (P3201.2)
- Verify that clean-outs are accessible with 18 inch min. clearance for pipe diameter of 3" or larger and 12 inch min. clearance for pipe diameter smaller than 3" (P3005.2.5).
- Water heaters on wood floors require pans underneath (P2801.5).

RESIDENTIAL ROUGH INSPECTION CHECK-LIST (Continued)

- Check for expansion joints at the base of stacks above concrete floors for basement DWV piping to allow for movement of the floor.
- Provide installation of union and expansion or swing joints on water heater piping (P2605.1, G2418.2).
- Prior to inspection, provide 10 feet of water head pressure for plumbing pipes and fill vents with water to roof (P2503.5.1) or provide 5 psi air test. Water lines shall be water tested at working pressure or 50 psi min. air pressure (P2503.6).
- Prior to inspection, provide 20-psi air pressure to gas line (G2417, as amended).
- Check for properly sized gas piping for all intended gas appliances (G2413.1).
- Verify 1-foot min. straight, vertical rise of flues above the draft collars on furnaces and water heaters (G2428.3.11). Furnace & vent must be installed prior to rough inspection.
- All supply and return ducts in the crawl space shall be insulated unless the crawl space is supplied with conditioned air (N1102.1.7).
- Check for screening of combustion air openings $\frac{1}{4}$ " to $\frac{1}{2}$ " (R303.5) Combustion air openings shall be 12" above grade minimum (G2407.11#8).. Verify correct combustion air duct sizing.
- Verify that the electric meter housing and service panel are ready for the "temporary heat meter" and are provided with two circuits dedicated to GFCI and furnace (local ordinance).
- Check for protection of exposed electrical wiring running horizontally in garages (E3702.3.2).
- Verify that no two electrical boxes open on opposite sides of a single cavity within a stud wall comprising an occupancy separation, such as between the house/garage; 24" min. separation required (E3302.2, R317.3).
- Verify that all smoke alarms are installed in their correct locations (R313.1, NFPA 72, and per manufacturer's installation instructions).

This list details only most-frequently-missed inspection items and should in no way be considered complete.