INSPECTION PREPARATION

Tips

Group inspections by location if possible to save travel time and fuel.

Plan your route.

Bring appropriate equipment (measuring tape, flashlight, safety equipment).

Have a code book and local ordinances in the vehicle.

Bring approved plans and other documents that may be needed for the scheduled inspections.

Be on time. Be courteous.

Conduct consistent, unbiased inspections. Provide technical assistance if requested if possible.

I. GENERAL

- The IRC directs the local jurisdiction to establish the climatic and geographic design criteria in Table R301.2(1). The table is a useful reference tool for the inspector to consistently apply code requirements. Complete each section with the appropriate design criteria for local conditions.

TABLE R301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM		
	SPEED (mph)	TOPOGRAPHIC EFFECTS		WEATHERING	FROST LINE DEPTH	TERMITE

WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP

- **Applicability –** The *International Residential Code*® (IRC) applies only to one- and two-family dwellings and townhouses not more

than three stories above grade plane with a separate means of egress and their accessory structures. **R101.2**

- **Accessory Structures –** IRC accessory structures are limited to 3,000 square feet in floor area and not over two stories in height. **R202**
- **Used Materials and Equipment –** Used material may not be reused unless approved. **R104.9.1**
- **Modifications and Alternates –** Modifications to code provisions and alternative materials, design or methods of construction and equipment shall be approved by the building official. **R104.10, R104.11**
- **Permit Placement –** A building permit or copy shall be on the job site until completion of the project. **R105.7**
  - Permit(s) shall be issued prior to beginning project, and fees shall be paid. **R105.1, R108.1**
- **Time Limit and Validity of Permit –** Permits shall be reviewed to determine if they are still valid in case of elapsed time, delay in starting or permit expiration. **R105.3.2, R105.5**
- **Plans –** Construction documents shall be kept on the job site. **R106.3.1**
- **Site Plan –** The site plan shall show size and location of new and existing construction. **R106.2**
- **Phased Construction –** Phased construction may be approved by the building official. **R106.3.3**
- **Temporary Utilities –** The building official shall have authority to authorize temporary connection and disconnection. **R111.2, R111.3**
- **Design Criteria –** Building elements exceeding the limits of Section R301 shall be designed in accordance with accepted engineering practices. **R301.1.3**
- **Accessibility –** Where a single structure contains four or more dwelling units, accessibility provisions of the *International Building Code*® (IBC®) for Group R-3 occupancy are applicable. **R320.1**

II. ACCEPTED ENGINEERING PRACTICE

- **Structural Elements –** Building elements exceeding the limits of Section 301 shall be designed in accordance with accepted engineering practices. **R301.1.3**
- The following shall be designed in accordance with accepted engineering practice:
    1. Alternate structural methods. **R104.10**
    2. Irregular buildings in SDC C, D_0, D_1, D_2. **R301.2.2.2.5**
    3. Ground snow loads > 70 psf (3.35 kPa) **R301.2.3**
    4. Wood-framed story height > 11 feet, 7 inches (Note: longer studs are permitted when braced and in conformance with Table R602.3.1.) **R301.3**
    5. Alteration of sand dunes and mangrove stands in coastal high-hazard areas. **R322.3.1**
    6. Wood foundations in SDC D_0, D_1, D_2. **R401.1**
    7. Fill soils that support footings and foundations. **R401.2**
    8. Alternate slope setbacks and clearances. **R403.1.7.4**
    9. Foundations on expansive soils. **R403.1.8**
    10. Concrete or masonry foundation walls subject to groundwater hydrostatic pressure or walls without lateral bracing with more than 48 inches of unbalanced backfill. **R404.4**
    11. Retaining walls not laterally supported at the top and retaining in excess of 24 inches of unbalanced fill. **R404.4**
    12. Wood trusses. **R502.11, R802.10**
    13. Walls not braced in accordance with R602.10. **R602.10**
    14. Nonconforming notches or holes in engineered wood products. **R802.7.2**
    15. Hip and valley ridge without bearing brace. **R802.3**

III. FLOOD-RESISTANT CONSTRUCTION

- **Approval for Flood-Resistant Construction –** Information for construction in areas prone to flooding shall include: **R106.1.3**
  - Flood hazard area boundaries
  - Elevation of lowest floor
  - Elevation of bottom structural member in coastal high hazard areas
  - If FIRM data not available, other reasonable flood hazard data
- **Elevation –** Buildings and structures in flood areas not designated as Coastal A Zones shall have the lowest floors elevated to or above the design flood elevation. **R322.2.1**
- **Floodways –** Buildings in floodways shall comply with ASCE 24. **R322.1**
- **Damage –** Structures shall be constructed to minimize flood damage. **R322.1.3**
- **100-year Elevation –** Design flood elevation shall be either the base flood elevation at the depth of peak elevation of flooding or the elevation of the design flood associated with the area designated on a flood hazard map adopted locally. **R322.1.4**
- **Lowest Floor –** Lowest floor is lowest enclosed area, including basement, other than vehicle parking, storage or access.
- **General -** Buildings and structures constructed in whole or in part in flood hazard areas (including A or V Zones) shall be designed and constructed in accordance with this section. **R322.1**