

Residential Building Inspection Policies

CONCRETE

1. A footing inspection has been called in, but a monolithic slab shows on the plans.
Cancel the footing and create a slab inspection, as long as there is a "Passed" Plumbing Rough (05).
2. A stemwall only is shown on the plans, but contractor has constructed formwork for, and called in for a mono-slab.
Fail the inspection, tell contractor plans must be changed, resubmitted, and approved.
3. A stemwall and monolithic slab are shown on plans as alternates.
Inspect whichever is there. If footing is shown as a required inspection but is not needed, create and pass a footing inspection with a note that the inspection was not needed.
4. Requirements for pipe sleeves:
For all pipes under or through footings or foundation walls use sleeves two pipe sizes larger. FPC 305.5
5. In general, what do we inspect for on slab pour-backs?
Termite spray, moisture barrier, taping of visqueen joints, and pipe sleeves
6. Contractor has added reinforcement over and above what is shown on plans, or has increased rebar size over what is shown on plans.
This is allowed as long as the number of bars, location and spacing are still per plan, and footing size has not changed.
7. Tolerance for reinforcement laps in footings and monolithic slabs.
Laps shall be greater than or equal to the length specified on the plans.
8. **Footing/slab grade stakes cannot be wood, can be steel or plastic. Cannot be hollow (termite tunnel).**
9. How to inspect standing water in a footing?
Probe bottom for material stability, pass if stable and provisions are in place to drain or pump water. Assure rebar has appropriate clearances and free of excessive mud.
10. What type of tape is approved for sealing visqueen?
Any kind, the code only requires it to be sealed. This does not include Radon areas.
11. What material can be used as support under rebar chairs?
Any non-organic material.
12. What are the requirements for identifying ground rods?
Must be sleeved or painted.
13. **For slab inspection, inspection will fail if ground rod or pipe sleeves are not installed.**
14. **For slab inspection, inspection should be passed with a note if sliding glass door block-**

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out is not installed.

15. ***Clean outs for fill-cell inspection on 8" or larger CMU can be cut or broken as long as they do not adversely affect the structural stability of the wall.***
16. What is the maximum height of a fill cell lift?
High lift grouting may be up to 24 ft high. A clean out is required for pours over 5 ft high.
17. Is rust or dirt allowed on rebar?
Rust is allowed if not scaling, dirt/mud is not.
18. Must the form boards be full depth on a monolithic slab that is being placed on fill?
No, as long as the forms are properly supported to meet construction tolerances and the sides of the excavation are sufficiently firm to stay in place.
19. Do you require a termite re-spray for a missed interior monolithic footing?
Yes
20. Must the plot plan match the field conditions as far as location?
With regard to location and orientation of a house, yes. However, on a large lot where the setbacks have been well exceeded, a minor difference in location should be allowed.
21. What is the proper clearance for reinforcement in a trenched footing or monolithic slab?
If the concrete is cast against earth, the clearance should be 3". If the concrete is formed, but will be exposed to earth when completed, the clearance should be 1.5".
22. What is the proper horizontal location for reinforcement in a trenched footing or monolithic slab?
According to the American Concrete Institute, the minimum bar spacing is 1" clear between bars and the maximum bar spacing is 7.5" center to center for grade 60 steel, and 3" of cover.
23. In a continuous footing, how high of a step can be made before an engineering design is required?
16" as long as the reinforcement is continuous (including splice) unless specifically designed otherwise.
24. Should we stop a concrete pour if the temperature is below a certain degree reading?
No, we do not know what mix is being used, or other precautions the builder may be taking. However, the inspector should mention it to the contractor, and note it in his inspection result.
25. ***The maximum slope for the bottom of a footing is 1:10.***
26. ***Reinforcement can be cold bent in the field, but not heated.***
27. ***For footing reinforcement, assume required strength is grade 60. If less than grade 60 is supplied, check plans.***
28. ***Maximum height of a mono footing before requesting additional engineering/details shall***

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be 36" from top of slab to bottom of footing providing that there is still 12" min. from ground line to bottom of footing.

WALL/ROOF SHEATHING & DRY-IN

1. *Exterior framing straps must be on for 63 inspection so they can be seen before house wrap installation.*
2. *Roof sheathing can either have plywood clips or have joints blocked. If joints are blocked, there should still be a 1/8" gap between panels.*
3. *Valley and wall flashing are to be installed at the wall/roof sheathing inspection.*
4. *Thresholds may be glued instead of using mechanical fasteners, if noted so on the approved engineering.*
5. *Roof sheathing rips less than 2' wide must be blocked.*
6. *Chimneys more than 30" wide must have a cricket.*
7. *For Sheathing, if no more than 20% of the fasteners are overdriven by up to 1/8", no reduction in shear is necessary. If more than 20% are overdriven, or any fasteners are overdriven by more than 1/8", additional fasteners are required. For every two fasteners overdriven, one new fastener shall be correctly installed.*
8. *Valleys are required to be blocked and nailed.*
9. *Exterior column framing/strapping should be inspected at the earliest inspection possible. Results must be noted in computer.*
10. *Porch truss clips and bracing may be installed at 63 inspection. If so and passed, must be noted in computer.*
11. *Wood sheathing used as an underlayment should be kept 1/4" above the slab.*
12. *If felt is damaged on a 63 inspection but roof nailing is OK, "star pass" (*Pass) the 63 with a note not to shingle until 64 inspection is passed.*
13. *Wood siding should be protected from direct contact with concrete.*
14. *Siding sections must cover at least the lower plate of the double top plate.*
15. *Bottom plate cannot hang over slab by more than 1/2" without engineer's approval.*
16. *When possible, mark areas that need repair with paint or marker on stud so next inspector and contractor can locate.*
17. *Interior shear walls should be inspected at the earliest inspection possible. Results*

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must be noted in computer.

18. ***Unless engineered otherwise, roof sheathing with 2' allowable span must be blocked at hip trusses with 2' C-C spacing.***
19. ***Roof felt must be installed parallel to eaves.***
20. ***Penetrations (including chimneys) should be kept out of valley metal.***
21. ***The inspection of felt and valley metal should be performed at a 63 inspection. If not, it should be noted in comments.***
22. ***If either the roof or wall sheathing fails on a 63, the inspection should fail, but a note entered as to which part may continue.***
23. ***Windows may be installed and inspected on a 63. If so you must note this in comments.***
24. ***One window can be left out per 2nd, 3rd floor for stocking drywall. Must be installed and checked at frame or insulation.***
25. ***Miami/Dade window approval is acceptable in the field.***
26. ***Thin house wrap seal tape can be installed on windows prior to fasteners being inspected.***
27. ***Thick house wrap seal tape cannot be installed until after window fasteners are inspected.***
28. Requirements for installation of house wrap:
 - a. ***Horizontal laps must be 6" or more, or be taped.***
 - b. ***All vertical joints must be taped.***
 - c. ***Window and door openings do not need to be taped if wrap is turned around jambs.***
 - d. ***All penetrations, cuts and tears through house wrap must be sealed.***
29. ***A 63 inspection should be "** passed" (Passed with comments) if siding is OK, but exterior posts and straps are not installed. The Inspector to leave note that straps and posts were not inspected.***

FRAME

1. ***Studs for interior wall framing must not be more than 24" cc.***
2. Should the CMU in a vaulted gable end wall run all the way to the top of the wall?
Yes, unless a specific detail is provided on the plans.
3. ***The bearing for a truss on a wall should be per approved truss plans. Anything less must have engineer's approval.***

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4. ***Strap or truss repairs can be per engineer's standard repair detail, or specific detail per project.***
5. ***Straps must be installed per manufacturer's recommendations (straight, correct nails, etc). If not specified, stubbie nails can be used if permitted by strap manufacturer. Would require engineer's approval if manufacturer uses a load reduction for stubbies.***
6. Can straps installed over OSB use stubby nails?
No, unless approved by engineer.
7. Do we have standard repairs for overbored or notched studs or top plates?
No.
8. Should inspection be done if truss details are not signed by engineer of record?
Yes, IF City approval stamp is there.
9. ***In General, houses built off-grade must have cross ventilation of 1sf per 150sf of first floor space, and an 18"x24"minimum access. There are exceptions to this in the code.***
10. ***The details for the connection of conventional framing above/over a truss system must be on the plans.***
11. ***If the trusses installed are not the trusses in the approved layout, contractor must get engineer's approval.***
12. ***Draft stopping in top plate can be done from top or bottom as long as it is secure.***
13. ***If an engineer calls for a specific clip, that clip must be used unless engineer specifies alternates.***
14. ***Sill sealer and caulk or foam requirement at adjacent walls is to be checked at frame inspection.***
15. ***If no lumber grade is called out on plans, ask for engineer's approval.***
16. ***Wood in a masonry rough window/door opening should be inspected at the 63 inspection.***
17. ***A gable end wall with a vaulted ceiling must be balloon framed unless it has been specifically designed otherwise.***
18. ***For one and two family structures, draft stopping is required in floor/ceiling spaces, separating useable spaces (i.e. 1st to 2nd floor) greater than 500sf. Must be sectioned off into two or more areas no greater than 500 sf. each.***
19. ***Inspection notes are to be written on back of plans. Notes can reference other notes written on specific sheets, i.e. "See sheet S1 for location of missing strap" etc.***
20. ***Any discrepancy can be passed on to the next inspection, as long as it can still be easily***

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located and verified. However, if done so, it must be noted in the computer and on the plans, noting it on the plans alone is not sufficient.

21. For straps embedded in masonry connecting to trusses, how close must the strap be to the truss?
1/2" unless specifically approved otherwise.
22. *Bottom of wall between house and garage must be sealed with sill seal or caulk.*
23. *The enclosed space between stair treads and the sloped ceiling under the stairs must be fireblocked top & bottom.*

INSULATION

1. *Blown-in depth gauges must be spaced no greater than 10' c:c in any direction.*
2. *All required attic accesses must be 20"x36" minimum clear opening.*
3. *All blown-in material must be kept minimum of 2" away from chimney flue.*
4. *Baffles for blown-in are to be nailed/stapled to the side of the truss. Nailing to the bottom does not allow insulation to reach the edge where the truss meets the wall.*
5. *House must be dried in (house wrap/paper backed lath, etc.) and roof must be completed prior to installation of insulation.*
6. *Insulation must be installed behind tub/shower on exterior walls.*
7. *At this point all items from frame inspection must be done since you cannot see them after this.*

LATHE

1. *Staples are required to be installed 7" c/c into studs (not all over). A FEW staples can be installed in the field to keep the lath flat. Staples must penetrate a minimum of 3/4" into studs.*
2. *Foundation weep screed should be placed 4" above earth or 2" above paved areas (IBC 2512.1.2).*
3. *Stucco stops should be installed around electric meters, receptacles, etc.*
4. *Corner bead is required on all exterior corners (except raw CMU). Fasteners are required at 7" on center, both flanges.*

FINAL

- 1 *House numbers must be contrasting colors*

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2. ***Check for proper trees***
3. ***If sidewalk in the right-of-way shows on site plan, it must be installed.***
4. ***One 1st floor bathroom door must have a 29" clear opening.***
5. ***Cannot have a lock on an exterior door that requires a key on the inside.***
6. ***Grading of site must be similar to site plan (runoff must go as designed).***
7. ***Garage door brackets and braces must be per approved engineering.***
8. ***Minimum 6" clear from siding to final grade.***
9. ***Termite sticker installed near electric panel or water heater.***
10. ***Penetrations going through the garage ceiling must be sealed.***
11. ***On houses providing wind borne debris protection, the method of protection must be installed in the protected position at final inspection.***
12. ***All safety glass, required handrails, exterior door hardware, required ceiling fans and blown-in insulation must be installed.***
13. ***Safety glass is required within a three foot radius of tubs and showers.***

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