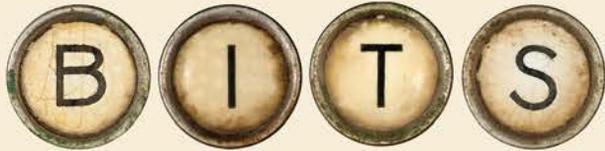




Clark



Building Information, Tips, and Services

Happy New Year from Clark County Building Safety.

We are starting off the year with...

BIG BITS!

You will find attached a list of the most common code deficiencies. They are categorized in functional and code groups and include the applicable code section. Using this list will help in reviewing your inspection request.

Please provide copies to your staff and subcontractors.

Working together for the success of your project



Community Development - Building Safety
www.clark.wa.gov/development
building@clark.wa.gov (360) 397-2375



For an alternate format, contact Clark County ADA Compliance Office
Phone: (360) 397-2322 Relay: 711 or (800) 833-6384 Email: ADA@clark.wa.gov



Clark County Building Safety & Southwest Washington Chapter of ICC 2012 Edition Checklist of Most Commonly Overlooked Items at Required Inspections



SETBACK / FOOTINGS – FOUNDATIONS

	Planning, Site & Grading	IRC	IBC
1	Site address not plainly visible.	R319.1	501.2
2	Provide approved construction plans on job site.	R106.3.1	107.3.1
3	Inspection Sign-off Card not on job site	R105.7	105.7
4	Work not ready for inspection, applicant required to call when ready.	R109.3	110.5
5	Setbacks, projections and distances from lot lines.	R106.2	107.2.5
6	Slopes exceed code minimum requirements and/or setback.	R403.1.7	1808.7
7	Grade away from foundation 6" within first 10'	R401.3	1804.3
8	Fill soils that support footings or foundations are required to be installed and tested per accepted engineering practice.	R401.2	1804.5
9	Erosion Control required	AHJ	AHJ
	Footings		
9	Exterior footings required to be min. 12" below grade or frost line and on undisturbed soil.	R403.1.4 T R301.2(1)	1809.5
10	In D1 or D2 seismic zones a minimum 1, #4 rebar in footing and 1, #4 rebar in stem-wall is required.	R403.1.3.1	ACI 318
11	In D1 or D2 seismic zones a construction joint for two pour foundations, require vertical rebar.	R403.1.3	1906.4.3
	Foundation		
12	Reinforced foundation walls with 4' or higher (from top of stem wall to bottom of footing) of unbalanced fill, requires vertical rebar.	TABLE R404.1.1 (1-5)	1805.5(1-5) Tables
13	Top of foundation to be at 12"+ 2% above street gutter.	R403.1.7.3	1805.3.4
14	Foundation walls retaining over 4 foot of backfill must be restrained by floor or slab, or engineered as a retaining wall.	R404.1.3	1805.5
15	Under floor ventilation area is insufficient.	R408.1 & AF101.1	1203.3
16	Waterproofing and footing drains required	R405, R406	1805
17	Holdowns and rebar for ABP's or portal frame not tied in place.	R404.1.2.3.7.4 & manufacturer	2308.9.3.1
18	Continuous footings at brace wall lines	R403.1.2	2308.3.4
19	Foundation anchor bolts, washers, and nuts	R403.1.6	2308.6

UNDERFLOOR/POST, BEAM JOIST

	Post, Beam, and Joist Requirements	IRC	IBC
1	Mud sills and plates in direct contact with concrete shall be pressure treated Where less than 8-inches to exposed ground	R317.1 #3	2304.11.2.2
2	Wood supports in direct contact with earth shall be pressure treated.	R317.1.2	2304.11.4
3	Wood girders in concrete shall have ½ inch air space on top, sides, and ends	R317.1 #4	2304.11.2.5
4	Provide a minimum of 12 inches of clearance under beams, 18 inches under joists.	R317.1 #1	2304.11.2.1
5	Floor joists shall have a bearing of not less than 1-1/2 inches on wood or metal and 3 inches on masonry.	R502.6	2308.8.1
6	Foundation plates or sills, anchor bolts or washers (3x3x1/4 IRC; 2x2x3/16 IBC) absent or insufficient.	R403.1.6.1/ 602.11.1	2308.6/ 2308.12.8
7	Holes bored in joists shall not be within 2 inches of the top or bottom of the joist and the diameter shall not exceed 1/3 the depth of the joist or the manufacturers specifications.	R502.8	2308.8.2
8	Joists under and parallel to the bearing partitions shall be doubled. Bearing partitions perpendicular to joists shall not be offset from supporting girders, walls or partitions more than the joist depth.	R502.4	2308.8.4
9	Post & Beam connection not adequately fastened.	R502.9	2304.9.7
10	Replace broken or split sill plates.	R501.2	2304.3.1
11	6 mil black Ground Cover shall turn up 12 inches foundation wall	Appendix F Radon	1313.5 WSEC
12	Provide floodplain certificate and construct to plan	R322	1612.5
13	Provide as-built elevation documents prepared by the design professional in responsible charge	R322.1.10	1612.5
14	Install low point drain as designed.	R408.6	1805.1.3
15	Lateral restraint required at joist ends.	R502.7	2308.8.5
16	Provide flood resistance	R408.7	1612.1

UNDERFLOOR MECHANICAL

#	Equipment, Ducts, and Gas Piping	IRC	IMC
1	Duct insulation absent or insufficient.	503.9 WSEC	1414.2 WSEC
2	Provide clearance from earth to ducts.	M1601.4.7	603.14
3	Duct support strapping is absent or insufficient.	M1601.4.3	603.10
4	Dryer exhaust vent pipe exceeds allowable length.	M1502.4.4	504.6.4
5	Duct joint and seams to be sealed.	503.10.3 WSEC	1414.1 WSEC
6	Gas pipe support absent or insufficient	G2424.1	415.1 IFGC
7	Protect mechanical from flooding	R322.1.6	301.13
8	Seal ducts, filter boxes, air handlers and building cavities	503.10.3 WSEC	1414.1.1 WSEC

FRAMING

	Shear Wall/ Brace Panel	IRC	IBC
1	Braced walls not per plan or per engineering.	R602.10	2308.1
2	Sheathing fasteners overdriven.	APA & R301.1	2304.9.2
3	Hold downs not installed per approved plans	R301.3.3	2308.9.3.1 2308.9.3.2
4	Stepped foundation bracing	R602.11.3	2308.11.3. 2
5	Nail sizes or pattern not per prescriptive or engineering details.	T 602.3.(1) R301.1.3	T 2304.9.1 2305.1.
8	Engineering details missing	R301.1.3	2305.1 & 110.5
	Floor Joists, Roof Joists/ Rafters and Trusses		
9	Trusses installed are not according to approved plans. Lateral bracing not installed as detailed on truss design.	R502.11 & R802.10.3	2303.4.1.2
10	Floor joists shall have a 2-inch thick solid blocking the full depth of joist at each support, except where ends of joists are nailed to a header, band or rim joist.	R502.7	2308.8.2
11	Ledger connections inadequate	R502.2.1	2304.10.2
12	Fasteners for pressure treated and fire retardant wood shall be approved corrosion resistant.	R317.3	2304.9.5
13	Ridge board thickness shall not be less than 1-inch nominal and not less in depth than the cut end of rafters required.	R802.3	2308.10.4
14	Rafters shall be nailed to adjacent ceiling joists to form a continuous tie. When not parallel, rafters shall be tied to 1-inch by 4-inch minimum crossties. Rafter ties shall be spaced not more than 4-feet on center.	R802.3.1	2308.10.4.
15	Plans and specifications for manufactured trusses prepared by a licensed architect or engineer and submitted to Jurisdiction prior to fabrication.	R802.10.1	2303.4
16	Trusses shall not be altered or modified without approval of the engineer.	R802.10.4	2303.4.5
17	Rafters, ceiling joists and trusses shall be supported laterally to prevent rotation with full-depth blocking at ends and at points of bearing.	R802.8	2308.10.6
18	Attic ventilation is not sufficient.	R806	1203.2
19	Roof flashing of 26-gauge corrosion-resistant metal over underlayment of not less than Type 15 felt is required for wood shingle or shake roofs.	R905.2.8	1503.2
20	Hurricane clips missing: Trusses shall be connected to wall plates with approved connectors.	R802.10.5	2308.10.1
21	Provide up-lift resistance from roof to foundation	R802.11.1	2308.10.1
22	Draft stop floor assembly >1000sq.ft.	R302.12	717.3
23	Draft stop attic >3000sq.ft.	n/a	717.4
	Wall Framing	IRC	IBC
24	Top plates over notched: insufficient connections.	R602.6.1	2308.9.10
25	Provide weather resistive barrier on exterior walls.	R703.2	1403.2

26	Siding and exterior wall coverings shall be installed with approved corrosion resistant fasteners	R703.4	1405.17
27	Maximum diameter for holes bored in bearing wall studs is 40% (60% in non-bearing wall studs) of stud thickness. Maximum notching in bearing wall studs is 25% of stud thickness (40% in non-bearing partitions).	R602.6	2308.9.11 2308.9.10
28	Top Plate splices to close together. Double top plate end joints required to offset at least (24" IRC) & (48" IBC).	R602.3.2	2308.9.2.1
Attic/ Underfloor Access			
29	Provide 18" by 24" access opening to under-floor crawl space. Residential – an access way of 16" x 24" required through walls access below grade. Provide 22" by 30" readily accessible opening to attic areas.	R408.4	1209.1
		R807.1	1209.2
Safety Glazing and Windows			
30	Provide Egress window with minimum net clear opening of 5.7 square feet and a minimum height of 22 inches and a minimum width of 20 inches and with sill not more than 44 inches above the floor.	R310.1	1029
31	Provide a window wells – 3 ft x 3ft minimum	R310.2	1029.5.1
32	Install ladder in window wells greater than 44-inches in depth	R310.2.1	1029.5.2
33	Natural light & ventilation is insufficient.	R303.1	1203.1
34	Glazing in walls, fences, swimming pool areas and used in railings must be safety glass if any of the following apply... 1)within 18-inches of the floor and is larger than 9 square feet and higher than 36-inches and within 36 inches of a walking surface or 2)within 24-inches of a door, or 3) in a door, or 4) within a tub or shower unless the bottom edge is at least 60-inches above the standing surface, or 5) Adjacent to a stairway, ramp, or landing unless the bottom edge is at least 60-inches above the bottom surface ...and glass must conform to section R308.	R308.4	2406.4
Stairways			
35	Rise/Run: 4" -7" rise and 11" minimum run (IBC) 7 3/4" maximum rise and 10" minimum run (IRC)	R311.7.4	1009.4
36	Headroom in stairways shall be a minimum of 80-inches	R311.7.2	1009.2
37	Winder treads shall have a minimum tread depth of 6" at any point within the clear width of the stair.	R311.7.4.2	1009.4
38	Provide gripable handrail	R311.7.7	1012.3
39	Vertical riser in flight of stairs shall not exceed 12' between landings	R311.7.5	1009.7
40	Maximum slope of landings shall not exceed ¼"/foot	R311.7.6	1009.6.1
41	Under stair protection required.	N/A	1009.6.3
42	The greatest riser height or width run shall not exceed the smallest by 3/8"	R311.7.4.1	1009.4.4
43	Provide continuous handrail not less than 1 1/2" from wall	R311.7.7.2	1012.4 & 7
44	Provide handrail extensions	N/A	1012.6
Fire Protection/ Separation			

45	Ducts piercing garage separation wall shall be 26-gauge galvanized steel or other approved material.	R302.5.2	406.1.4 #2
46	Provide Fire Blocking at intervals not exceeding 10' horizontal & vertical in furred walls and at floor or ceiling vertical to horizontal connections and at stair stringers	R302.11	717.2
47	Smoke detectors not installed per NFPA 72 or manufacturer's installation instructions.	R314.1	907
47a	Carbon Monoxide Detectors installed		
48	1 3/8 solid core door require at garage to dwelling or 20 minute rated. (Self-closing required in IBC only!)	R302.5.1	406.1.4 #1
49	Fire stop membrane or through penetrations	R302.4	713
50	Provide fire resistive joint system	N/A	714
Bathrooms			
51	Water closet clear area is insufficient.	R307.1	2903.2 & ANSI 604.3.2
52	Min. ceiling height at water closet 6' 8" residential / 7' commercial	R305.1	1208.2
53	Floors to extend up onto walls minimum 4"	N/A	1210.1
54	Smooth, non-absorbent surface at urinals and water closets	N/A	1210.2
55	Toilet room shall not open to food prep areas	N/A	2902.2.1.1
Fireplaces			
56	Masonry fireplaces require anchorage at floor and ceiling levels.	R1003.4	2111.4
57	Provide clearance to combustibles for masonry fireplaces min. 2".	R1001.11	2111.11
58	Spark arrestor required	R1003.9.1	2113.9.1
59	Install cricket	R903.2.2	1503.6
60	Fireplace shall have tight fitting glass or metal doors	1006.2	2111.7
61	Provide combustion air to fireplace	1006.9.2	2111.7

MECHANICAL

	Mechanical at Framing	IRC	IMC/ IFGC
1	Type B gas vents do not have a min. 1 inch clearance from wood, romex wire, or combustibles (per listing)	G2425.15.4	501.15.4 IFGC
2	Furnace located in crawl space does not have a minimum 22 inch by 30 inch access door, the furnace is located more than 20 feet from access door, and a permanent electrical outlet and lighting fixture controlled by a switch is not provided at access	M1305.1.4	306.4
3	Exhaust fan ducts do not run to exterior	M1507.3.3	501.2
4	Combustion air required	M1701	701.2
5	Insulation shield not provided to keep thermal insulation away from metal chimney or gas vents and extend not less than 2 inches above the insulation	G2426.4	502.4 IFGC
6	Gas line not completely installed or air pressure test not on	G2417.4	406.4 IFGC

7	Duct support absent or insufficient or not per manufacture install instructions.	M1601.4.3	603.10 & SMACNA
8	Furnace located in attic does not have a minimum 20 inch by 30 inch access door, the furnace is located more than 20 feet from access door, and a permanent electrical outlet and lighting fixture controlled by a switch is not provided at access	M1305.1.3	306.3
9	Nail plates required for mechanical	M1308.2	305.5
10	Drain required for condensate disposal	M1411.3	307.1
11	Back draft dampers required	M1507.3.3	1412.4.1 WSEC
12	Dryer ducts shall be smooth inside	M1502.4.1	504.6
13	Provide source specific or whole house ventilation systems	M1507.1, 1508.1	401.2
14	Provide clearances to Type I hood and/or ducts	N/A	506 & 507
15	Insulate exhaust ducts in unconditioned spaces	M1507.3.3	1414.2 WSEC
16	Ducting in concealed spaces or within garage shall be 26 gauge	R302.5.2	406.1.4 IBC
17	4-inches required ground to ducts	M1601.4.7	603.14
18	Dryer ducts within concealed spaces shall be labeled indicating length. Label shall be within 6-foot of connection.	M1502.4.5	504.6.5
19	Range hoods exhausting in excess of 400CFM shall be provided with make-up air	M1503.4	505.2

INSULATION

	Insulation Requirements (WSEC)	IRC	IBC
1	All insulation and vapor barriers shall have a flame spread rating of less than 25 and a smoke density rating not to exceed 450	502.1.4.2	719.3
2	Foamed plastic insulation is not installed correctly	316 IRC	2603
3	Installed insulation does not meet energy compliance method on approved plans	601.1	1322
4	Sealing around window & doors penetrations is absent or insufficient.	502.4.2	1314
5	Slab perimeter insulation missing. (R10 minimum)	502.1.4.8	1311.5
6	I.C. rated fixtures required in building envelope	502.4.4	1314
7	Baffles as installed do not meet minimum requirements at eaves.	502.1.4.5	1311.2
8	Verify that the U-values on the window meet the energy path - no label on windows.	602.7.2	1312.1
9	Solar heat gain coefficient and shading not identified (SHGC)	N/A	1312.2
10	Space exceed semi-heating limits	N/A	1310.2

FINAL

	Final Requirements	IRC	IBC
1	Address not visible from street.(4-inch min. & contrasting in color)	R321.1	501.2
3	Final grade does not slope away from foundation	R401.3	1803.3
4	Provide flashing above openings without eaves and at tops of veneer.	R703.8	1403.2
5	Provide rain drains	R903.4	1503.4

6	Caulk penetrations in envelope	502.4.3 WSEC	1314.1 WSEC
7	Driveway approach does not meet standards.	Trans. Man.	Trans. Man.
Garage			
8	Hot water tank required to be strapped	M1307.2	508.2 UPC
9	All appliances located in garage shall be protected from impact.	M1307.3.1	508.14 UPC
10	Garage / Dwelling fire separation is absent or insufficient.	R309.1	406.1.4
11	Openings from a private garage into a sleeping room are prohibited.	R309.1	406.2.9
12	5/8" type X sheetrock required on garage ceiling below living space.	R309.2	406.1.4
13	Ignition source to be 18-inches above floor	M1307.3	508.14 UPC
Bath			
14	Water closet minimum clear area is insufficient.	R307.1	408.6 UPC
15	Shower areas shall have a hard, non-absorbent surface wall to height of not less than 6 feet above the floor.	R307.2	1210..3
16	Shower and bathtub doors shall have tempered safety glass	R308.4 #5	2406.3 #5
17	Bathroom exhaust fans not functioning.	M1507	403.1 IMC
Bedrooms			
		IRC	IBC
18	Interconnected smoke detectors in sleeping rooms/ outside each sleeping room/ on each level	R313.1	907.2.10
19	Egress windows – minimum width 20" – minimum height 24" / minimum net clear opening 5.7 sq. ft. (821 sq. in.)	R310.1.1 - 3	1026.2 & 2.1
20	sill height max = 44"	R310.1	1026.3
21	Window sills >72" above or below grade & <24" aff – opening larger >4"	R613	n/a

Safety Glazing			
22	All glass must be safety glass if any of the following apply... 1)within 18-inches of the floor; is larger than 9 square feet; top edge greater than 36-inches above floor and within 36 inches of a walking surface or 2)within 24-inches of a door, or 3) in a door, or 4) within a tub or shower wall line or door, or 5) adjacent to a stairway, ramp, or landing 6) stair and guardrail railings 7) within walls to pools or hot tubs and spas within 60-inches to edge or less than 60-inches above walking surface	R308.4	2406.3
Stairways and Decks			
		IRC	IBC
23	Residential handrails required not less than 34" to 38" above nosing of stair tread and for commercial 34" to 38" Required to be gripable.	R311.5.6	1012
24	Headroom minimum 6-foot, 8-inches.	R311.5.2	1009.2
25	Guardrails shall be 36-inches in height for dwelling porches, balconies, or raised floor surfaces, (34 inches in height for open stairs). Guardrails for porches, or balconies shall have intermediate rails that a 4" sphere cannot pass through (4 3/8" for open tread stairs.) Commercial shall be 42-inches in height	R312	1013

26	Enclosed accessible space under stairs with ½" gypsum board.	R311.2.2	1009.5.3
	Crawl Space	IRC	IBC
27	Provide ground cover of 6-mil black polyethylene in crawl space.	502.1.6.7 WSEC	1313.5 WSEC
28	Weather stripping at doors and access panels is absent or insufficient.	502.4.3 WSEC	1314.1 WSEC
29	Ducts and water pipes insulation is absent or insufficient.	503 WSEC	1414 & 1415 WSEC
30	Attic and or floor insulation is absent or insufficient.	602 WSEC	1322 WSEC

MECHANICAL

	Final Mechanical	IRC	IMC
1	Performance test not provided for hood	N/A	507.16
2	Make-up to be tempered	N/A	508
3	Vibration isolator missing	M1601.2.1	301.10
4	Outside or return air location not compliant	M1602.2	401.4
5	Clearances to combustibles are not met.	M1306.1	304.9
6	Appliance not installed to listing requirements; label missing.	M1307.1	304.1

ENERGY

	Washington State Energy Code	IRC	IBC
1	Gaskets required on recessed luminaires in ceiling	502.4.4	1314.1
2	Post building air leakage test certificate	502.4.5 & 105.4	
3	Provide 75% of luminaires of high efficacy- interior	505.1	
4	Exterior lighting shall be high efficacy or motion sensing	505.2	

PLUMBING

	Groundwork	UPC
1	No test on DWV system	712
2	No test on waterlines	609.4
3	Provide required grade on DWV system – ¼" per foot	708
4	Provide required support and bedding	314.2 & 314.3
5	Provide required cleanouts and clearances	707
6	Sleeve and seal around pipe thru concrete	313.8 & 313.10
7	Test failed-leaks	Water 609.4 DWV 712
8	System or portion of, below upstream manhole without a backwater valve.	710
9	Improper size of DWV piping and fittings	703
10	Improper fitting use in DWV	706.0
11	Improper depth of water piping – 12" minimum below frost level = 24"	609.1
12	Improper depth of building sewer – 12" minimum below grade	313.3
13	Provide required primer lines on floor drains/sinks	1007.0
14	Air not allowed for test media on plastic pipe	712.1

15	Improper piping or fittings within building	Water: 604.0 DWV: 701.0
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	Post and Beam	UPC
1	Provide required cleanouts and clearances	707.0
2	Support DWV and/or waterlines system	314.0 & Table 3-2
3	Provide required grade on DWV system	708.0
4	Provide freeze protection for waterline below insulation	313.6
5	Provide nail plate protection	313.9
6	Provide foundation low point drain (Site Drain)	R408.6 & 1101.5
7	Test failed/ Leaks found	Water: 609.4 DWV: 712.2
8	Provide required thread sealant on CO plugs	316.1.1
9	Undersized water piping	610.0
10	Undersized DWV piping	703.0
11	Under floor piping covered prior to inspection	103.5
12	Improper configuration of DWV piping.	706.0
13	System or portion of, below upstream manhole without a backwater valve.	710.0
14	Improper depth of water line exiting building through foundation wall	609.1
15	Improper piping or fittings within building	Water 604.0 DWV 701.0
16	Sleeve and seal around pipe thru concrete	313.8 & 313.10
17	Backwater required in low point connected to storm	1101.5.5

	Rough In/ Top Out	UPC
1	No test on DWV system	712.0
2	No test on waterlines	609.4
3	Support DWV and/or waterlines	314.0 & Table 3-2
4	Provide required grade on DWV system	708.0
5	Insulate all pipes in unconditioned spaces	313.6
6	Repair as per structural code - over bored/over notched wood	313.11
7	Secure tub/shower valve to structure	411.11
8	Secure tub to structure	Per manufacturers installation standards
9	Provide nail plate protection	313.9
10	Test failed –leaks	Water 609.4 DWV 712.2
11	Install island sink loop vent per – up to counter bottom and wye fitting at foot-vent – no san-tees, all fittings shall be combo of wyes on drain side.	909.0
12	Provide required cleanouts and clearances	707.0
13	Improper configuration of DWV fittings	706.0
14	Undersized and number of cross sectional area of vent (s) through roof	904.1
15	Undersized water and/or DWV system	610 & 703.0
16	Sleeve and seal around pipe thru concrete	313.8 & 313.10
17	Improper cleanout location; installation.	707.0
18	Any portion of system below upstream manhole without a backwater valve	710.0
19	Excessive horizontal lengths on vents or on vertical waste	Table 7-5

20	Provide required pressure/temperature-balancing valves on fixtures	418
21	Improper spacing and clearances of fixtures	IRC 307/ UPC 407.5 & 407.6
22	Provide approved hose bibbs and or shut off valves	605.0
23	Backwater valve at ejector not NSF or UPC listed	214.0 & 301.1.1
24	Building drain receiving discharge from ejector not sized properly	710.5
25	Vent from ejector shall extend separately through roof	710.10
26	Rat-proof plumbing penetrations	313.12
27	Limiting hot water temp. device at public lavatory	413.1

	Water Service	UPC
1	Provide required 24" min. cover (12" below frost line) on all points on waterline.	609.1
2	Unions required within 12" of regulating equipment for service	609.5
3	No test on water system	609.4
4	Waterline not correctly sized for building	610.0
5	Test failed-leaks	609.4
6	Expose piping for required inspection underground.	315.3
7	If water service was used for electrical grounding, plastic piping may be used if another grounding system is installed & inspected	604.8
8	Plastic pipe requires listed solvent and primer use	316.1.6
9	Provide a water pressure reducing valve	608.2
	Backflow	UPC
1	Provide test results for backflow prevention assembly	603.3.3 WAC
2	Expose connection to potable waterline	315.3
3	Provide required freeze protection for backflow prevention device	313.6
4	Test failed	609.4
5	Provide required clearances	Table 6-2
	Storm Drainage	UPC
1	Provide minimum 12" cover on all points of rain drains	313.3
2	Provide footing drains	1101.5.1
3	Expose rain drains for required inspection	315.3
4	Improper point of disposal	1101.0
5	Unsupported lines.	314.0
6	Improper size roof & scupper drains for roof area	1101.11
7	Improper connectors or adapters for joining dissimilar materials	311.6
8	Provide required cleanouts – rain drains	1101.12.1
9	Directional fittings required	706.0
10	Provide secondary drainage - scuppers	1101.11.2.1
11	Storm drains and sanitary drains shall be independent	306.2
12	Exposed ABS &/or PVC requires protection from sunlight	IS5-06 2.2.3 & IS9-06 2.2.3
13	Test required	1109.0
	Underfloor Drainage	UPC
1	Backwater required in low point connected to storm	1101.5.5
2	Low point graded incorrectly	708.0
3	Remove debris from drain	306.1
4	Improper materials	701.0

5	Improper point of disposal	1101.1
Sanitary/ Sewer Connection		UPC
1	No test on sewer (sanitary)	712.2
2	Provide minimum ¼" grade on sewer line	708
3	Improper directional fitting usage	706.0
4	Expose sanitary/storm and connection to lateral for inspection	315.3
5	Leak on sanitary sewer	712.2
6	Undersized line	703.0
7	Provide required cleanouts	707.0
8	Improper materials	701.0
9	Improper bedding	314.3
10	Trench parallel to footing less than required forty-five (45) degree	315.1

Shower Pan Installation		UPC
1	Approved materials not installed to required heights	411.6
2	Liner not clamped properly with drain body	411.8
3	Provide required test	411.8.1
4	Provide required slope on sub base (1/4" per 1')	411.8
5	Liner shall not be nailed or perforated less than one-inch above finished dam	411.8
Final Inspection		UPC
1	Seal and secure plumbing penetrations	313.8
2	Cap unused rain drain risers	306.1
3	Downspouts to rain drain risers or splash blocks	1101.1
4	Strap water heater	508.2
5	Provide approved means for thermal expansion to relieve closed system	608.3
6	Seal fixtures at wall or at floor	407.2
7	Hot and cold water pipes are crossed – hot to left side	601.3
8	Provide access to pump motor for jetted tub	414.1
9	Temperature exceeds 120 deg. at tub/showers set temperature limits.	418
10	Provide test results for all backflow prevention assemblies	603.3.3
11	Test failed – leaks	Water: 609.4 DWV: 712.2
12	Expose clean out risers for sanitary/storm	707.8
13	Provide required thread sealant on CO plugs	316.1.1
14	Air gap for DW required above flood-level or drain-board	807.4
15	Secure dishwasher per manufactures instructions	407.3
16	Water pressure exceeds max. 80 PSI	608.2
17	Provide required anti-siphon devices	Table 6-2 & 603
18	Provide required elevations and protective barriers on water heater	508.14
19	Provide hot water in system	501
20	Improper directional fittings and configuration on trap arms	1002.3
21	Provide trap seal primer where required	1007.0
22	Temperature/pressure relief valves improperly routed or terminated	608.5 WAC
23	Relief discharge to water heater drain pan prohibited	508.5
24	Provide required shut-off valves	605.0
25	Provide backflow preventer to hose bibbs	603.4.7
Mechanical		IFGC & IMC
1	Equipment not installed to manufacturers installation instructions	301.3 & 304.1

2	Equipment not provided with a shut off valve within 6'	409.5.1 IFGC
3	Flex connectors shall not be over 6' for ranges and domestic clothes dryer and over 3' for other equipment.	411.1.3.1 IFGC
4	Draft hood is not installed correctly	503.7.9 IMC
5	Filters	605 IMC
6	Combustion air not provided to space	304 IFGC
7	Equipment not meeting clearances to combustibles	308 IFGC
8	Regulators not installed to manufactures installation instructions	410 IFGC
9	Light and switch not provide within the passageway opening – attic or crawl	306 IMC/ IFGC
10	Receptacle not provided at or near the appliance location	360 IMC/ IFGC
11	Accessibility openings into attics or under floor where appliances are located need to be large enough to remove the appliance but a minimum of 22" by 30"	306.3 & 306.4 IMC/ IFGC
12	Working clearances of 30" by 30" be provide at the service side of the appliance	306.1, 306.3 & 306.4
13	Vent type is incorrect for the listing of the appliance	Table 503.4 IFGC
14	Vent size does not meet minimum size requirements	504.2 IFGC
15	Vent termination does not meet minimum height	503.6.4 IFGC & 804.3.5
16	Ladder required to roof top >16ft.	306.5
17	Vent connector clearances not meet to combustibles	503.7.8 IFGC & 803.10.6
18	Connectors exceeds 75% of vent length – single wall	503.10.9 IFGC
19	Protection from vehicle impact not provided	303.4 IFGC
20	Provide installation instructions	305.1 IFGC & 304.1 IMC
21	Elevation to ignition source must be a minimum of 18"	305.3 IFGC & 304.3 IMC
22	Install sediment trap	408.4 IFGC
23	Install yellow tracer in gas line	404.15.3 IFGC
24	Plastic gas line not permitted under slab or building	404.15.1 IFGC
25	Protect metallic gas piping from corrosion	404.9 IFGC
26	Smoke detector required in return	606 IMC
27	Fireplace shall have tight fitting glass or metal doors	IRC:1006.2/IBC: 2111.7
28	Provide combustion air to fireplace	IRC:1006.2 IBC 2111.7
29	Install seismic bracing on ducts	603.10 IMC
30	Provide test on Hydronic system	1208 IMC
31	LPG regulator shall be 3' minimum to opening into building	NFPA 58, Sec. 6.7.4.5
32	Provide test on refrigeration system per listing	1108 IMC
33	Identify each appliance serving different zones or areas	304.12 IMC
34	Seal duct joint, seams, and connections	603.9 IMC & 1414.1 / 503.10.3 WSEC
35	Platform required for sloped roof >3:12	IMC 306.5.1
36	Dust collector location too close to combustibles	511.1.1 IMC
37	Exhaust outlet point of termination incorrect	501.2.1