



City of Yuma

Residential Inspection Check List

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CONTRACTORS RESIDENTIAL INSPECTION CHECK LIST

GOAL: To provide prompt and accurate construction inspections. In order to succeed in our common goal, we need your assistance in assuring your construction meets the minimum requirements of the codes. To accomplish this we have put together the following check list for your use. If the list is used to pre-inspect the job, and the standards followed, we can arrive at your job site, conduct the requested inspection, and then give approval to proceed. The list is not meant to be all-inclusive, nor is it intended to substitute for the need to know and understand the codes. It is intended to be used as a guide. Should you have any questions, please contact us at 373-5163 and we will promptly respond to your concerns. All code sections are based on the following adopted Codes:

Yuma Code 2012 International Residential Code for One and Two Family Dwellings with Amendments

ADDRESS: _____ DATE _____

GENERAL

1. Identify property by posting the lot number and address in a conspicuous location so that it is readily visible from the street. (R319.1)
2. Provide site plan, permit, and APPROVED set of plans. These items are to be available to the inspector at each individual lot. (R105.7, R106.2, R106.3.1)
3. Provide access to all inspection sites. Be sure the inspector can gain access to the lot, any excavations, and all floor levels. This may necessitate that a proper (not carpenter-built) ladder be available at the inspection site. (R109.3)
4. All property stakes and pins must be visible at time of inspection. (R106.2, R109.3)
5. Schedule inspections only when you are sure the job is ready for inspection. If the job has not progressed to a point where it can be properly inspected, the inspector may charge a \$50.00 reinspection fee, which must be paid **prior** to the inspector returning. If the job will not be ready, please call 373-5163 to cancel the inspection as-soon-as-possible. If the inspector observes an abnormal number of code violations upon commencing the inspection, he or she can declare the job as not being ready and may charge a reinspection fee. (Table 108.2)
6. Any deviations from the APPROVED set of plans must be submitted for review and approval by the Building Official. Some minor deviations may not require submittal. If you believe this to be the case, you must still at least contact your inspector for a determination. (R106.4)
7. Construction sites (interior and exterior) must remain clean to minimize the chance of injury. Debris and waste shall be disposed of in appropriate container. (R105.11)

UNDER SLAB PRE-POUR INSPECTION

1. ___Provide a 10 foot head of water for 15 minutes or an air test 5 psi for 5 minutes on DWV system. (P2503.5.1)
2. ___Support and shade all soil and sewer pipe. In rocky or heavy clay soil, provide clean sand or soil for cover of under slab sewer lines before backfill (P2604.1, P2604.3)
3. ___Provide vacuum breakers for all hose bibs, as soon as they are piped in. No hoses to be installed until the vacuum breakers are in place. (P2902.3.2, P2902.3.4)
4. ___Provide a minimum ¾ inch water line from the meter to the first made-up manifold in the building it services. (P2903.7)
5. ___Check any under slab electrical conduit for approved use of material and proper conduit depth. (Table E3803.1)
6. ___Check all under slab drain lines to verify minimum Schedule 40. (P3002.1, Table P3002.1(2))
7. ___Check all fittings and pipe to verify proper slope and direction of fittings. (P3005.1, P3005.3)
8. ___Check underground building sewer for minimum burial depth. (P2603.5.1, Amended)
9. ___Verify minimum size of building drain line requirements per code. (P3005.4, P3005.4.2)
10. ___Verify separation of water and sewer lines. (P2604.2, P2905.4.2)
11. ___Verify all plumbing lines penetrating slab and footings are properly wrapped and or sleeved. (P2603.3)
12. ___Verify proper fittings have been used on island sinks. (P3112, P3114)

FOUNDATION AND SLAB

1. ___Property stakes must be visible. (R106.2, R109.3)
2. ___Placement of grounding conductor (ufer) in the footing per E3608.1.2.
3. ___ If more than 12 inches of fill is brought in, a compaction test will be required. No foreign or organic matter is allowed in the fill. (R401.2, R506.2.1)
4. ___ If building pad is engineered soil, a minimum compaction density of 95% must be met with compaction test, and documentation of this must be provided on-site. An engineered pad must extend a minimum of 3-feet beyond the footprint of the building at an elevation not more than 10-inches below the finished floor. (R401.2) See Amendment to Chapter 4
5. ___Footings and stem walls shall have proper placement of reinforcing steel as to size, spacing, hook bars, horizontal ties, alignment, clearance from the forms to ground. All footing excavations shall be clean and square. (R403.1.3, R403.1.5)
6. ___All reinforcing steel must be isolated from the earth a minimum of 3 inches with approved rebar supports, concrete blocks, or other approved method. (R403.1.3) (R506.2.4)
7. ___Refer to approved plans for placement of interior spread and bearing footings to assure proper sizes and placement. (R106.3.1, R403.1.1)
8. ___All footings shall be a minimum of 12 inches into undisturbed or engineered soil. (R403.1.4, Amended)
9. ___Top of finished slab will be a minimum of 12 inches plus 2% above the highest drainage inlet serving the property. (R403.1.7.3)
10. ___Anchor bolts are to extend a minimum of 7 inches into concrete footings or masonry walls. All required mechanical ties are to be installed prior to pour. (R403.1.6.1)

FRAMING INSPECTION

1. ___Workmanship
2. ___One half inch anchor bolts spacing shall be a minimum of 6 feet o.c. and 4 feet o.c. for two story buildings. Anchor bolts shall be no more than 12 inches from the end of bottom plates. An approved 3 X 3 washer is required at all anchor bolts. If a slotted 3 X 3 washer is used, a cut washer will be required on top of the 3 X 3 washer. (R403.1.6.1 & 602.11.1)
3. ___Bottom plates shall be preservative treated or an approved decay residential material. (R317.1)
4. ___All exterior top plates are to lap adjoining walls and intersection walls. End joints in top plate shall be offset a minimum of 24 inches or tied together with an approved strap. (R602.3.2, Amended)

5. ___See Table R502.5 (1) and Table R502.5 (2) for header sizes and number of jack studs. All headers and jack studs are to be full bearing. Also see Table (R602.7.1).
6. ___Hold downs, straps and all mechanical ties are to be per approved plan.
7. ___Make sure all loads are carried properly from roof to foundation. (R602.1)
8. ___All cuts, notches and boring shall not exceed specified amounts. (R502.8, R602.6, R602.6.1)
9. ___All drywall must have a solid backing for drywall support. (R702.2.3)
10. ___All structural materials shall have an approved grade stamp on lumber, sheathing and engineered products. (R601.2)
11. ___All walls are required to be fire block at ceiling and floor levels also horizontally at intervals not to exceed 10 feet. All penetrations through top plates and other locations that require fire blocking shall be sealed to resist the passage of flame with an approved material. (R302.11)
12. ___Verify truss specs, blocking, shear, truss bracing, truss layout, bearing and uplift. (R502.11, R802.10)
13. ___Attic openings are to be a minimum of 22 inches X 30 inches in the clear. Attic openings are not allowed in garages except with certain guidelines having been met. See Standard Desk Top Procedure #B-9, (R807.1)
14. ___Attics shall have adequate cross ventilation for each separate space. (R806.1)
15. ___Habitable rooms shall have the required minimum natural lighting and ventilation. (R303)
16. ___No foam products are to be exposed in the attic unless listed for such use. (R316.6)
17. ___Gable ends shall be braced as specified on plans. (Per Truss manufacturer)
18. ___Truss bearing points shall have full contact at top plate with the proper mechanical tie to resist uplift per truss specs. Min 1 H2.5 per truss.
19. ___Window egress is as follows; clear opening at window sill is maximum 44 inches from floor to window opening edge with minimum of 20 inches wide net and 24 inches in height net with total opening area of 5 square feet. All other floor level requirements are the same except that the window square footage is increased to 5.7 square feet for all levels above grade elevation. (R310.1)
20. ___Stairways shall be a minimum 36 inches wide with a minimum 10 inch tread, and maximum rise of 7 ¾ inches, with maximum ³/₈ inch deviation per flight of stairs. Minimum headroom clearance of 6 feet 8 inches to be measured from the nosing of treads. Handrail shall be continuous at least on one side. (R311.7.8)
21. ___Floor/ceiling assemblies over 1000 square feet require a draft stop. (R302.12)

22. ___ Provide safety glazing in fixed or operable panels adjacent to a door, including interior doors and sliding glass doors, where the nearest exposed edge of the glazing is within a 24-inch arc of vertical edge of the door in closed position and where the bottom exposed edge of the glazing is less than 60 inches above the walking surface. (R308.4.2)
23. ___ View Table R503.2.1.1 (1) for allowable spans and loads for wood structural panels for roofs and subfloor sheathing.
24. ___ When inspecting conventional roof framing, look for:
 - ___ Allowable spans (Tables R802.5.1(1) through R802.5.1 (8)
 - ___ Size and Spacing (Tables R802.5.1 (1) through R802.5.1 (8)
 - ___ Rafters are braced correctly. (R802.3.1)
 - ___ Ridge and hip boards shall have a collar tie. (R802.3)
 - ___ Every other rafter shall have a collar tie. (R802.3.1)
 - ___ Purlins and struts, when needed. (R802.5.1)
 - ___ Truss to wall connections. (R802.11)
25. ___ All braced wall panels are installed per approved set of plans.

ROUGH PLUMBING

1. ___ Verify installation of correct shower valves (P2708.3)
2. ___ Verify material in drain, waste and vent system is approved for use within the building. (P2609.2, P3002.1)
3. ___ Observe water test for drain, waste and vent system. Also check water lines for leaks under pressure. (P2503.5.1, P2503.7)
4. ___ Make sure all piping is properly supported and strapped. (Table P2605.1)
5. ___ Check vent termination for approved distances from windows and intake openings. (P3103.5, M1602.2, #1)
6. ___ Check horizontal drain pipes for slope and support. (P2605.1, P3005.3, P3005.4.2)
7. ___ Check for cleanouts. All cleanouts must be readily accessible. (P3005.2)
8. ___ Check trap sizes. (P3201.7)
9. ___ Check for cross-connections. (P2902.1)
10. ___ If loop is plumbed for water conditioner; make sure drain line is provided. (P3001.1)
11. ___ Check front and side clearances at water closets. (P2705.1, #5, R307.1, Figure R307.1)
12. ___ If gas is supplied – check for:

- ___Pipe size (G2413)
- ___Test for leaks (G2417)
- ___Shutoff valves and flex lines (G2420, G2422)
- ___Support and strapping (G2418.2, G2424.1)

13. ___Verify water pipe is approved for use within the building. (P2905.5 and Amendment)
14. ___Add up number of fixture units on each vent. (Tables P3107.3 and P3109.4)
15. ___Check to make sure framing members have not been over notched by plumber. (P2603.2)
16. ___Verify proper fittings have been used on venting of island sink. (P3112)
17. ___Verify shower meets the minimum dimensions. (P2708.1, Figure R307.1)
18. ___Verify proper termination of all vent lines. (P3102.3, P3103)
19. ___Verify vent lines are above flood level of fixture prior to going horizontal. (P3104.5)
20. ___Check that all nailing protectors are installed. (P2603.2.1)

ROUGH ELECTRICAL RESIDENTIAL

Check the following for branch circuit inspection:

1. ___Check for approved materials and equipment. (E3403.1, E3403.3)
2. ___Number and location of receptacle outlets. (E3901)
3. ___Supports. (E3802, Table E3802.1)
4. ___Workmanship. (E3404)
5. ___Conductor size. (Table E3702.13, amended, E3705, Table E3705.1)
6. ___Capacity of conduits. (E3904.6, Tables E3904.6 (1) through E3904.6 (10))
7. ___Capacity of boxes. (E3905.12, Tables E3905.12.1, E3905.12.2.1)
8. ___All boxes shall be in place, with wiring made up (sheathing off, conductors extending 6 inches out of the box, grounding conductors spliced with devices listed for this purpose) (E3406.11.3, E3406.11)
9. ___Verify minimum #12 AWG cu. conductors (Table E3702.13, Amended; and E3406.3 Amended).
10. ___Verify that flat NM cables are not stapled on edge. (Table E3802.1, Footnote I)

11. ___Verify ARC fault protection for all branch circuits that supply required outlets per (E3902.12).
12. ___Verify that any metal outlet or junction boxes are grounded. (E3905.2)
13. ___Minimum distance between the face of a stud and conductors is to be 1¼ inch. If closer, physical protection, such as nail plates must be provided. (Table E3802.1)
14. ___Verify G.F.C.I. protection for receptacle outlets located in bathrooms, kitchens, garages, unfinished basements, wet bars and exterior locations. (E3902 and Amended Exception E3902.2)
15. ___Kitchens are to have at least two 20-amp small appliance branch circuits. An outlet is required for any counter space that is 12 inches or wider. These circuits are to be devoted to small, portable countertop appliances and may not be used for lighting, dishwashers, garbage disposals, trash compactors, or secured in place microwaves. Dining room areas must have a 20-amp circuit, but may be one of the same circuits designated for the kitchen small appliances. (E3703.2, E3901.3 through E3901.4.5)
16. ___Provide kitchen islands and peninsulas with at least one outlet. (E3901.4.2, E3901.4.3)
17. ___Laundry room outlets shall have a dedicated 20-amp circuit. (E3703.3, E3901.5 & E3901.8)
18. ___Recessed incandescent lighting fixtures shall have thermal protection and be listed as thermally protected. (E4003.5)
19. ___Boxes that support ceiling fans must be of the approved type and properly supported. If the fan weight exceeds 35 pounds, the fan is required to be supported independently of the box, unless a listed outlet box is identified to support up to a maximum of 70 pounds. (E4101.6 and E3905.8)
20. ___Crawl spaces, attic areas and utility rooms containing equipment that can require servicing, or are used for storage, shall be provided with a switched light fixture. (E3903.4)
21. ___A convenience receptacle outlet shall be installed on the same level and within 25 feet of any heating, air conditioning, or refrigeration equipment located in attics and crawl spaces. If the receptacle is located below grade, G.F.C.I. protection is required. (E3901.12 Amended, E3902.4) “Rooftop HVAC equipment and evaporative coolers are exempted from this requirement”.
22. ___At least one wall switch controlled lighting outlet shall be installed in every habitable room, and in bathrooms, hallways, at stairways, at each exterior entrance, and in attached garages. (E3903.2, E3903.3)
23. ___Where single conductors or multi-conductor cables are stacked or bundled longer than 24 inches without maintaining spacing and are **NOT** installed in raceways, the allowable ampacity of each conductor shall be reduced as shown in Table E3705.3.

24. ___ In damp or wet locations, boxes, conduit bodies and fittings shall be placed to prevent moisture from entering or accumulating within the box, etc. These are also to be listed for the application. (E3905.11)
25. ___ Check all boxes and enclosures for missing knockout seals. (E3404.6, E3906.4). Verify that all conduits or cables are securely strapped and supported. (Table E3802.1) Check for all required clamps. (E3905.1)
26. ___ Verify the grounding electrode conductor is properly connected to the electrical service. (E3607.2)
27. ___ Verify location of required smoke detectors. (R314)
28. ___ Verify location of required carbon monoxide detectors, if applicable. (R315)
29. ___ Verify protection of conductors around attic access openings. (E3802.2.1)
30. ___ Verify minimum working clearance at electrical panels. (E3405) Verify that no panelboards or other over current devices are located in a clothes closet or a bathroom. (E3405.4)
31. ___ Verify required clearances of any lighting installed in clothes closets. (E4003.12)

ROUGH MECHANICAL

1. ___ Make sure all vents and vent connectors are suitable for the type of fuel used. (M1803, M1804)
2. ___ Check clearance of vents. (M1801.3.4, M1803.3.4.)
3. ___ Check vent caps. (M1804.2)
4. ___ Check vent terminations. (M1804.2)
5. ___ Check all vent connection joints. (M1803.3)
6. ___ Make sure there is adequate combustion air. (Chapter 17)
7. Ducts:
 - ___ Check for supports. (M1601.4.3)
 - ___ Check for air tightness (M1601.4.1)
 - ___ Check for kinks or smashed flex ducts. (Per manufacturer's instructions) (M1601.2)
 - ___ Verify ducts are not exposed to sunlight through attic vents. (Per Manufacturer's instructions) (M1601.2)
8. Combustion air: (Chapter 17)
 - ___ Check for volume. (G2407.6)
 - ___ Check for distance from ceiling and floor. (G2407.6.1)
 - ___ Make sure openings are properly screened, unless ducted from attic. (G2407.11)

NOTE: All combustion air is to be brought from outside. (G2407.5, Amended)

9. ___ Gas Supply:
 - ___ Determine size of gas pipe. (G2413)
 - ___ Check for support and strapping. (G2418, G2424)
 - ___ Check for approved gas valves. (G2420)
 - ___ Check pipe with air test prior to concealing. (G2417)
 - ___ Check for approved pipe. (G2414)
10. ___ Verify installation of all condensate at $\frac{1}{8}$ inch per foot slope, and secondary drain pans for mechanical equipment. A secondary drain (or water detection switch) is required for all interior or above ceiling air handlers. (M1411)
11. ___ Verify size of access, catwalk and working platform for attic located mechanical equipment. (M1305.1.3)
12. ___ Check refrigeration piping to be sure it is properly supported, secured and protected with nail plates, (if required). (Table P2605.1, M1308.2).
13. ___ Verify all duct work for exhaust fans is properly supported and terminated. (Chapter 15, M1506.1)
14. ___ Verify all materials used in exhaust ducts are approved for intended use. (Chapter 15) Minimum size is 4 inch, 28gage. (M1502.4.1)
15. ___ Verify installation of dryer duct is in compliance with the provisions of the manufacturer, and Section M1502.
16. ___ Check furnace room to verify minimum dimensions have been met. Also verify minimum clearances have been provided. (M1306, M1307.1)
17. ___ If furnace is in the garage verify the duct penetration complies with minimum 26 gauge duct. (M1601.4.8, R302.5.2)
18. ___ All fireplaces shall have outside combustion air. (R1006)

STUCCO / LATH INSPECTION

1. ___ Check for required fastening spacing. (R703.6.1, R703.6.2)
2. ___ Check for approved weep screed. (R703.6.2.1)
3. ___ Confirm all plumbing clean outs are extended through foam board. (P3005.2.5)
4. ___ Make sure foam board is not exposed in attic space. (R316.5.3)
5. ___ Verify weather resistive barrier has been installed. (R703.2, R703.9.1,-E.I.F.S.)

DRYWALL INSPECTION

1. ___ Verify material used on soffits is approved for exterior use, not green board. (R702.3.5)
2. ___ Check for green board in tub, shower, toilet areas when used for a tile backer. Green board not allowed on ceilings, unless framing is 12 inch o.c. for ½ inch board or 16inch o.c. for 5/8 inch board. (R702.3.8)
3. ___ Verify garages have ½ inch sheet rock on the garage side. Ceilings have ½ inch drywall in garage area. Verify length of nails used on a single layer of 5/8 inch sheet rock is a minimum of 1 5/8 inches long. (Table R302.6, R702.3.5)
4. ___ Verify spacing of fasteners. Standard is: nails 7 inches O.C. for ceilings, and 8 inches O.C. for walls. Generally screws are 12 inches O.C. for unrated assemblies. (Table R702.3.5)
5. ___ Verify that all drywall braced wall panels are nailed per Table 602.10.4

FINAL INSPECTION

1. ___ Verify address is displayed and that the numbers match the address on the permit. (R319.1)
2. ___ Verify all required gas piping valves and caps of appliance connectors are installed correctly. (G2417.6.2)
3. ___ Check for rough grade of lot. (R109.1.5)
4. ___ Verify all glazing is tempered in hazardous locations. (R308.4)
5. ___ Check maximum rating of fuse or breaker on A/C compressor. (E4101.4)
6. ___ Check for all required smoke alarms. (R314) Check for all required carbon monoxide detectors. (R315.1)
7. ___ Check roof for completion of required covering. (Chapter 9, R903)
8. ___ Check for all chimney and vent caps. (R1003.9.1, M1804.2)
9. ___ Confirm door construction and self-closing requirements of door between garage and residence. (R302.5.1)
10. ___ All electrical service equipment must be in place, and all electrical fixtures, device covers, and cover plates installed. All electrical systems must be capable of operation. (R109.1.5, R109.1.6, E3403)
11. ___ All plumbing piping must be completed and in place, and plumbing fixtures installed and capable of operation. (R109.1.6, P2503.5.2)

12. ___All mechanical piping, duct work, registers, grilles, fuel-supply lines and appliances must be in place. (R109.1. 6, M1301.3)
13. ___Verify where plumbing fixtures contact walls and floors, the contact area must be sealed watertight. (P2705.1, #3)
14. ___Verify that all bathtub and shower enclosures containing glass are installed with safety glazing. (R308.4.5)
15. ___Verify correct routing of dishwasher discharge line. (P2717.3)
16. ___Check for all handrail and guardrail heights, if applicable. Check for handrail termination. (R311.7.5, R311.7.8.4)
17. ___Verify back flow devices are installed on all hose connections. (P2902.4.3)
18. ___Check for proper width and placement of driveway. (Per approved site plan) (R109.1.5)
19. ___Check for placement and condition of sidewalk. If broken, the section shall be replaced. (Per Engineering standards) (R109.1.5)
20. ___Verify depth of all required water retention basins and slope of all drainage features on the site. (Per approved site plan) (R109.1.5, R401.3)