

PLEASE READ !!!!!

Each construction phase must pass each inspection before you proceed with the next construction phase.

When scheduling an inspection, that phase of construction must be ready for inspection by 8:30 A.M. on the date scheduled. If that inspection is not ready when the inspector arrives, it will result in a failed inspection and there will be a \$30.00 re-inspection fee assessed. Any failed inspections will be charged a \$30.00 re-inspection fee. All re-inspection fees must be paid prior to scheduling any further inspections.

A Certificate of Occupancy and Approval for Electrical Connection will be issued after all inspections have been passed and all fees paid. We will require a copy of the Certificate of Completion for the sewage disposal system (issued by the State) prior to our issuing the Certificate of Occupancy for the dwelling.

Please call 457-6244 at least 24 hours in advance of the needed inspection and provide the following information:

REQUIRED INSPECTIONS

Footing (complete with grade stakes and bulkheads in place)/Setbacks

Slab *If there is plumbing under the slab, effective immediately, there will be two inspections.*

1. All plumbing must be installed, on test and inspected prior to concealment.
2. Once plumbing has been inspected and approved the 6 ml vapor barrier and if required reinforcement may be installed and inspected.

Foundation Inspection

Block after 4-5 courses have been laid. Reinforcement must be in place and visible, reinforcement or interlocking block must be visible at wall intersections.

Poured wall foundations: To be inspected prior to concrete being poured.

All forms must be in place; all reinforcement must be installed and properly supported.

Rough-in Framing/Plumbing/Gas/Mechanical (all interior lines on test, all HVAC vents, ducts, etc. that will be concealed must be installed.)

Building envelope insulation

Final/Mechanical

KEEP ON SITE WITH PLANS

PLEASE REMEMBER

RE-INSPECTION FEE - \$30.00

Remember to post the ribbon where it is visible from public roads so the building inspector can locate your building site or the inspection maybe disapproved. Your permit must be posted at the job site, protected from weather and in a location visible to the inspector.

Inspection requests.

It shall be the duty of the holder of the permit or their duly authorized agent to notify the code official when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this code.

We assume that if you are building, you possess at least basic knowledge of minimum construction requirements, methods, standards, and common practices. The following is to be used as a minimum guide to the codes. It is not intended to specify every code requirement or regulation. IT IS YOUR RESPONSIBILITY TO MAKE CERTAIN YOUR STRUCTURE IS CONSTRUCTED TO THE STANDARDS OF THE APPROPRIATE CODES. If you have any questions, you should call one of the county building inspectors. The 2009 International Building Codes are contained in several books. We do not sell or loan them. You may study them in our office, in the county clerk's office during regular business hours or online at <http://publicecodes.cyberregs.com/icod/index.htm>

Read the following before calling 457-6244 for each inspection.

You must call at least 24 hours before you need an inspection.

GRADING, EXCAVATIONS AND DRIVEWAYS

If any area over one acre is being graded a "Grading Permit" is required.

Anytime earth is disturbed it is the property owner's responsibility to install and maintain proper erosion and sediment control.

INSPECTION: FOOTERS

Inspection of the foundation shall be made after poles or piers are set or trenches or basement areas are excavated and any required forms erected and grade stakes are in place. Footers must be free of water, mud, roots, rocks, earth or any organic material. Footings cannot be poured on frozen ground. Footings need to be 12" below grade to the bottom or until solid ground. If gravel is being used to fill footers that have been dug to meet compaction, 3/4" gravel needs to be used and compacted in 12" runs. Footer must be inspected prior to the addition of gravel.

INSPECTION: FOUNDATION

Concrete foundation walls shall be selected and constructed in accordance with the provisions of Section R404.1.2. Masonry foundation walls shall be selected and constructed in accordance with the provisions of Section R404.1.1.

Anchor bolts shall be at least 1/2 inch in diameter and shall extend a minimum of 7 inches into concrete or grouted cells of concrete masonry units.

Poured wall foundations: To be inspected prior to concrete being poured. All forms must be in place; all reinforcement must be installed and properly supported.

Masonry Foundation Walls: Shall be constructed in accordance with IRC 2009 tables that are attached at the end of this document. Reinforcement must be in place and visible, reinforcement or interlocking block must be visible at wall intersections.

INSPECTION: SLAB ON GRADE

The area within the foundation walls shall have all vegetation, top soil and foreign material removed. Concrete slab-on-ground floors shall be a minimum 3.5 inches thick. The specified compressive strength of concrete shall

be minimum 2500 psi. A 4-inch-thick base course consisting of clean graded sand, gravel, crushed stone or crushed blast-furnace slag passing a 2-inch sieve shall be placed on the prepared subgrade when the slab is below grade.

Important:

If there is plumbing under the slab, effective immediately, there will be two inspections.

1. All plumbing must be installed, on test and inspected prior to the vapor barrier and reinforcement being installed. If PEX is covered with less than 12" of approved fill it must be sleeved. In locations where PEX penetrates a slab it shall be sleeved 18" above and below the slab. Waste pipes under slabs shall be 2" or larger.
2. After plumbing has been inspected and approved the 6 ml vapor barrier, reinforcement will be installed and inspected. Where provided in slabs on ground, reinforcement shall be supported to remain in place from the center to upper one third of the slab for the duration of the concrete placement.

INSPECTION: FRAMING, PLUMBING, MECHANICAL, AND GAS

Framing, plumbing, electric, mechanical and insulation must pass inspection before being concealed.

Framing:

Any header over 6 feet must have double jack studs under each end.

Minimum headroom on stairs is 6'- 8"; risers are 7 ¾" maximum; treads are 10" minimum.

Access openings through the floor shall be a minimum of 18 inches by 24 inches. Openings through a perimeter wall shall be not less than 16 inches by 24 inches.).

Guards:

Shall be located along open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches measured vertically to the floor or grade below at any point within 36 inches horizontally to the edge of the open side. Insect screening shall not be considered as a guard. Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers.

Habitable Spaces:

Basements, habitable attics and every sleeping room shall have at least one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches (1118 mm) above the floor.

Emergency Egress:

Minimum opening area. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.530 m²). *Exception:* Grade floor openings shall have a minimum net clear opening of 5 square feet.

Minimum opening height. The minimum net clear opening height shall be 24 inches.

Minimum opening width. The minimum net clear opening width shall be 20 inches.

Operational constraints. Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge.

Attached garages:

Must to be fire separated from living area and must have a smoke detector installed.

Plumbing:

Must be on test with a gauge at 50 psi (water or air) on all water lines or connect the plumbing system to the water supply. Waste vent lines must be full of water or on a gauge at 5-psi air. To test waste vent lines with water: cap off main waste line to septic or sewer, cap off all drain lines (vanities, washer stand pipe, water closets, and sinks) and then, with a water hose, fill waste vent lines from the vent stack on the roof to overflowing.

Mechanical:

All duct work and other materials that will be concealed will be inspected. All fire stopping to be in place. All concealed gas piping must be installed and on test. Any prefabricated fireplaces or decorative gas appliances must be completely roughed in.

Smoke detectors:

Smoke detectors shall be installed in each sleeping room, outside of each separate sleeping room in the immediate vicinity of the bedrooms, inside attached garages and each additional story of the dwelling (including basements). Smoke detectors shall be interconnected, AC powered with battery back-up.

Carbon monoxide alarms:

For new construction, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages.

Where work requiring a permit occurs in existing dwellings that have attached garages or in existing dwellings within which fuel-fired appliances exist, carbon monoxide alarms shall be installed in accordance with applicable codes and the manufacturer's installation instructions.

INSPECTION: ENERGY EFFICIENCY

"Anderson County is located in Climate Zone 4A for purposes of energy efficiency requirements." Compliance shall be demonstrated by either meeting the requirements of the 2006 International Energy Conservation Code or Chapter 11 of the 2009 International Residential Code.

The Building Thermal Envelope must be maintained as indicated on the submitted plans. The envelope shall meet the requirements as specified in the code for "Insulation and Fenestration Requirements by Component" for climate zone 4A. All required certificates shall be affixed and/or posted as prescribed by the code.

Manufacturer's requirements for blown or sprayed insulations must be submitted to the inspector at the time of inspection.

INSPECTION: COMPLETION

The project must be complete before you call for your inspection. All handrails, guardrails, stairs, porches, decks, water heaters, smoke detectors, carbon monoxide alarms, plumbing, mechanical, gas, fireplaces, and/or any other construction part, which can be defined as a life-safety issue, shall be in place before the project can be approved.

Gutters/down spouts, 6mill vapor barrier in crawl space, and crawl space access door must be installed. Access shall be provided to all under-floor spaces and the attic.

Certificate of Completion on septic will be needed at this time. If you have any questions about the requirements for your final inspection, please call 457-6244 to speak with an inspector.

The structure must be unlocked or arrangements made with an inspector for entry.

When your construction has passed all inspections and all fees have been paid, we will issue your Certificate of Occupancy and a Permanent Power authorization slip.

MOBILE HOMES

All handrails, guardrails, stairs, porches, decks, and underpinnings must be installed before a final inspection can be scheduled

Certificate of Completion on septic must be present at job site.

All electrical inspections must be complete

TABLE R404.1.1(1) PLAIN MASONRY FOUNDATION WALLS

MAXIMUM WALL HEIGHT (feet)	MAXIMUM UNBALANCED BACKFILL HEIGHT ^c (feet)	PLAIN MASONRY ^a MINIMUM NOMINAL WALL THICKNESS (inches)		
		Soil classes ^b		
		GW, GP, SW and SP	GM, GC, SM, SM-SC and ML	SC, MH, ML-CL and inorganic CL
5	4	6 solid ^d or 8	6 solid ^d or 8	6 solid ^d or 8
	5	6 solid ^d or 8	8	10
6	4	6 solid ^d or 8	6 solid ^d or 8	6 solid ^d or 8
	5	6 solid ^d or 8	8	10
	6	8	10	12
7	4	6 solid ^d or 8	8	8
	5	6 solid ^d or 8	10	10
	6	10	12	10 solid ^d
	7	12	10 solid ^d	12 solid ^d
8	4	6 solid ^d or 8	6 solid ^d or 8	8
	5	6 solid ^d or 8	10	12
	6	10	12	12 solid ^d
	7	12	12 solid ^d	Footnote e
	8	10 solid ^d	12 solid ^d	Footnote e
9	4	6 solid ^d or 8	6 solid ^d or 8	8
	5	8	10	12
	6	10	12	12 solid ^d
	7	12	12 solid ^d	Footnote e
	8	12 solid ^d	Footnote e	Footnote e
	9	Footnote e	Footnote e	Footnote e

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square inch = 6.895 Pa.

- a. Mortar shall be Type M or S and masonry shall be laid in running bond. UngROUTED hollow masonry units are permitted except where otherwise indicated.
- b. Soil classes are in accordance with the Unified Soil Classification System. Refer to Table R405.1.
- c. Unbalanced backfill height is the difference in height between the exterior finish ground level and the lower of the top of the concrete footing that supports the foundation wall or the interior finish ground level. Where an interior concrete slab-on-grade is provided and is in contact with the interior surface of the foundation wall, measurement of the unbalanced backfill height from the exterior finish ground level to the top of the interior concrete slab is permitted.
- d. Solid grouted hollow units or solid masonry units.
- e. Wall construction shall be in accordance with either Table R404.1.1(2), Table R404.1.1(3), Table R404.1.1(4), or a design shall be provided.

TABLE R404.1.1(2) 8-INCH MASONRY FOUNDATION WALLS WITH REINFORCING WHERE d > 5 INCHES^{a, c}

WALL HEIGHT	HEIGHT OF UNBALANCED BACKFILL ^e	MINIMUM VERTICAL REINFORCEMENT AND SPACING (INCHES) ^{b, c}		
		Soil classes and lateral soil load ^d (psf per foot below grade)		
		GW, GP, SW and SP soils	GM, GC, SM, SM-SC and ML soils	SC, ML-CL and inorganic CL soils
		30	45	

				60
6 feet 8 inches	4 feet (or less)	#4 at 48	#4 at 48	#4 at 48
	5 feet	#4 at 48	#4 at 48	#4 at 48
	6 feet 8 inches	#4 at 48	#5 at 48	#6 at 48
7 feet 4 inches	4 feet (or less)	#4 at 48	#4 at 48	#4 at 48
	5 feet	#4 at 48	#4 at 48	#4 at 48
	6 feet	#4 at 48	#5 at 48	#5 at 48
	7 feet 4 inches	#5 at 48	#6 at 48	#6 at 40
8 feet	4 feet (or less)	#4 at 48	#4 at 48	#4 at 48
	5 feet	#4 at 48	#4 at 48	#4 at 48
	6 feet	#4 at 48	#5 at 48	#5 at 48
	7 feet	#5 at 48	#6 at 48	#6 at 40
	8 feet	#5 at 48	#6 at 48	#6 at 32
8 feet 8 inches	4 feet (or less)	#4 at 48	#4 at 48	#4 at 48
	5 feet	#4 at 48	#4 at 48	#5 at 48
	6 feet	#4 at 48	#5 at 48	#6 at 48
	7 feet	#5 at 48	#6 at 48	#6 at 40
	8 feet 8 inches	#6 at 48	#6 at 32	#6 at 24
9 feet 4 inches	4 feet (or less)	#4 at 48	#4 at 48	#4 at 48
	5 feet	#4 at 48	#4 at 48	#5 at 48
	6 feet	#4 at 48	#5 at 48	#6 at 48
	7 feet	#5 at 48	#6 at 48	#6 at 40
	8 feet	#6 at 48	#6 at 40	#6 at 24
	9 feet 4 inches	#6 at 40	#6 at 24	#6 at 16
10 feet	4 feet (or less)	#4 at 48	#4 at 48	#4 at 48
	5 feet	#4 at 48	#4 at 48	#5 at 48
	6 feet	#4 at 48	#5 at 48	#6 at 48
	7 feet	#5 at 48	#6 at 48	#6 at 32
	8 feet	#6 at 48	#6 at 32	#6 at 24
	9 feet	#6 at 40	#6 at 24	#6 at 16
	10 feet	#6 at 32	#6 at 16	#6 at 16

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot per foot = 0.157 kPa/mm.

- a. Mortar shall be Type M or S and masonry shall be laid in running bond.
- b. Alternative reinforcing bar sizes and spacings having an equivalent cross-sectional area of reinforcement per lineal foot of wall shall be permitted provided the spacing of the reinforcement does not exceed 72 inches.
- c. Vertical reinforcement shall be Grade 60 minimum. The distance, *d*, from the face of the soil side of the wall to the center of vertical reinforcement shall be at least 5 inches.
- d. Soil classes are in accordance with the Unified Soil Classification System and design lateral soil loads are for moist conditions without hydrostatic pressure. Refer to Table R405.1.
- e. Unbalanced backfill height is the difference in height between the exterior finish ground level and the lower of the top of the concrete footing that supports the foundation wall or the interior finish ground level. Where an interior concrete slab-on-grade is provided and is in contact with the interior surface of the foundation wall, measurement of the unbalanced backfill height from the exterior finish ground level to the top of the interior concrete slab is permitted.