



# COMMERCIAL INSPECTIONS

## COMMON DEVELOPER DELAYS

### BUILDING

- No address posted on site
- No plans on job site
- Building locked or not accessible to perform inspection
- Work concealed prior to cover up / rough-in inspections
- Handrails, guardrails, or exit signs have not been installed, egress doors are not labeled with "this door to remain unlocked"
- Door landings are not correct size, or not installed on exterior
- Panic hardware not installed where required
- Penetrations and dampers are missing or not sealed in rated corridors
- Incorrect door swing direction
- Landscape not installed as per approved plans or prior to final inspection

### PLUMBING

- Improper pressure for air test on DWV or gas line
- Backfall on drain line
- Not ready for full inspection
- Installation does not meet minimum 15" between center of toilet drain and nearest wall or obstruction
- Drain/Waste/Vent lines and water lines are not properly supported
- Hot water not provided at all lavatory sinks that are intended for cleaning purposes
- No proper bedding material for sewer line
- Vent termination too close to air intake for building
- Escutcheons missing on wall penetrations

### ELECTRICAL

- Conduit not strapped/supported properly
- Electrical boxes not properly supported
- Too many conductors in a box
- J-Boxes in concealed spaces are not labeled
- Inadequate working clearance and vertical clearance in front of electrical equipment
- Circuit breaker directory not installed/labeled
- Electrical boxes not properly bonded
- Building steel and cold-water pipe system not properly bonded
- Electrical meter not labeled with address and suite number

### MECHANICAL

- Smoke detector not sufficient in return air design for systems exceeding capacity
- Type 1 Hood and Type 1 Duct clearances and grease duct enclosures are not sufficient
- Equipment and appliances on elevated roofs exceeding heights 16' above grade not provided with permanent ladder access or ladder does not extend to grade
- Guards not provided where appliances and equipment is located within 10 feet of roof edge
- Duct length of clothes dryer exceeding the maximum allowable length
- Shut off damper controls are not indicated on plans and should be of the gravity of motorized type per IECC
- Duct and plenum insulation r-values are not designated on plans and or do not meet minimum requirements
- Source capture exhaust system(s) and ventilation rates not provided or do not meet the minimum exhausting rates for nail salons
- Location of exhaust outlets and termination clearances are not met or are not provided on roof layout
- Materials located in plenum space are not identified as plenum rated or not approved





# RESIDENTIAL INSPECTIONS

## COMMON DEVELOPER DELAYS

### BUILDING

- No address posted on site
- House locked and unable to perform inspection
- No plans on site
- Work covered up (sheetrocked/insulated) before inspection
- Driveways need to meet city specs - reference municipal code
- Joist hangers not installed (hangers are required where joist cantilever is over 4ft)
- Wind load certificate from engineer not uploaded at the time of framing inspection
- Landscape not installed as per approved plans or prior to final inspection
- Energy code letter not uploaded prior to building final

### PLUMBING

- All plumbing systems not under test
- No hot water at plumbing final inspection
- Backfall on drain or vent line
- Stud shoes missing where studs are bored
- Dishwasher drain line not properly run with loop, and strapped to underside of sink
- Water lines not properly supported
- Air test on gas line not proper pressure (at top out, 40 psi; for GTO, minimum 4 psi / 9 inches of mercury)
- T&P drain terminates too low or below grade
- Water service not at proper minimum depth
- Installation does not meet minimum 15" between center of toilet drain and nearest wall or obstruction

### ELECTRICAL

- Breakers in panel not labeled
- GFCI not installed where outlet is within 6 ft or a water source
- Too many conductors in a box
- No nail plates installed where they are needed to protect conductors
- Wall spacing of outlets too far
- AC overcurrent protection too large for unit
- While-In-Use Weatherproof covers not installed on outdoor outlets
- Jacuzzi motor access door not provided
- Ground rod and ground rod nut are not properly installed
- Electrical wiring touches metallic gas piping in ceiling
- No 30 inch clearance in front of panel and meter
- Romex not fastened every 4 ft

### MECHANICAL

- No 30 x 30 clear working space in front of mechanical equipment
- Attic walkway obstructed / full of trash / too narrow
- Flex duct are not adequately supported
- No proper slope on condensate drains
- Venting exceeds 45 degrees
- Minimum 1 inch clearance required to combustible materials for vent pipes
- Condensing units not installed minimum 3" above grade
- Outside condensing units are not anchored/secured on concrete pad
- No tamper-proof caps on AC condensers
- Dryer vent installation not completed/missing on AC rough inspection
- Gas connection to mechanical equipment does not have condensate drain, or is not connected
- Approved U.L. listed tapes and mastics are not used on ducts

