



CITY OF HOHENWALD, TN RESIDENTIAL INSPECTION CHECKLIST

Please note: This list is not inclusive of all items that may require inspection. Failure to be ready for a requested inspection may result in a re-inspection fee. In a Special Flood Hazard Area, all provisions of the municipal code and Flood-Resistant construction must be followed.

FOUNDATION

CRAWLSPACE/UNDER FLOOR/SLAB CONNECTIONS

1. Anchor bolting is properly installed and at a minimum of 2 per plate, spaced maximum 6' o.c. (4' o.c. max if the building is over 2 stories above grade plane in height) and a maximum 12" from plate ends, or an approved alternative fastener is installed per manufacturer's installation instructions or per engineered specifications. (R403.1.6)
2. Anchor bolts (minimum ½") shall be embedded a minimum 7 inches into concrete or fully grouted cell of concrete masonry unit. Masonry cell shall be grouted a minimum of one block course deep. Installation in grout key or mortar joint is not permitted. (R403.1.6)
3. If approved foundation straps are installed in lieu of anchor bolting, they must meet the installation requirements of the manufacturer. Manufacturer required spacing is usually not the same as the required anchor bolt spacing, so special attention is required to ensure that this code requirement is being fulfilled. (R403.1.6)
4. In townhomes, plate washers minimum 3"x3"x1/4" installed at pressure treated plates between the foundation sill plate and the nut, except where approved anchor straps are used. (R602.11.1) & (R403.1.6.1)
5. ***Note: Walls separating townhome units shall be anchored in the same manner as the exterior walls in accordance with the above provisions.**
6. All fasteners and connectors in contact with preservative treated and fire-retardant treated wood shall be of the appropriate material (hot dipped, zinc-coated galvanized steel, stainless steel, silicon bronze, or copper). (R317.3)
7. If a crawl space is vented then it shall be vented at a rate of 1 square foot of opening for each 150 feet of under-floor space, with an opening within 3' of each corner. The minimum net area of ventilation may be reduced to 1/1,500 of the under-floor area where the ground surface is covered with an approved Class 1 vapor retarder material and the required openings.



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are placed to provide cross ventilation of the space. One such opening shall be within 3' of each corner of the building. (R408.1 & R408.2)

8. Minimum floor crawl access opening 18"x24". Minimum wall access openings shall be not less than 16"x24". If any appliance located in the crawlspace is larger than this size, then the access opening must be at least large enough to remove the largest appliance. (R408.4)
9. Foundation plates, sills, and sleepers on concrete, which are in direct contact with the earth, are to be treated wood or wood of natural resistance to decay. (R317.1)

FRAMING

General

1. Roof shall have underlayment installed and exterior moisture barriers installed (R109.4 & R703.1)
2. The installation of plumbing, mechanical, electrical or fire sprinkler system rough-in work has not damaged the wall framing, floor joists, or roof framing. (R502.8 & R602.8)
3. Plumbing openings through the building envelope have been sealed with caulking, foam or closed gasketing system. (P2606.1)
4. Attic access is provided to areas exceeding 30 s.f. and a vertical height of 30" or greater. The rough framed opening is a minimum of 22" x 30" with a minimum 30" of unobstructed headroom above the access. When appliances located in the attic require a larger opening than this to be removed, the smallest allowable dimension for the access shall accommodate the removal of the largest appliance installed. (R807.1)
5. Dimensional joist bearing to be minimum 3" on concrete or masonry and 1 ½" on wood or metal. (R502.6)
6. All metal hangers/fasteners are installed where required.
7. Girder end joints occur over supports. Shimming of girders at pier connections is not allowed. Any blocking must be the full width of pier below.(R502.6)

Windows and Glazing

1. Tempered glazing is installed at all the required areas/hazardous locations, including but not limited to: adjacent to stairways and stair landings, adjacent to showers, and adjacent to bath tubs. Glazing adjacent to the landing at the bottom of a stairway that is less than 36" above the landing and within 60" horizontally of the bottom tread is considered a hazardous location and must be tempered. (R308.4.7) (R308.5)



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2. Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60" above the floor or walking surface shall be tempered. (R308.4.2)



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3. Sill heights at emergency escape and rescue openings are framed to allow 44" maximum distance from finished floor to finished window sill. (R310.1)
4. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 s.f., or 5 s.f. if a grade floor opening. The minimum clear opening height shall be 24" and the minimum clear opening width shall be 20". (R310.1.1, R310.1.2, and R310.1.3)
5. In dwelling units where the opening of an operable window is located more than 72" above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24" above the finished floor, unless equipped with appropriate fall protection devices. Approved window opening control devices are allowed on emergency escape and rescue openings, provided they meet the appropriate criteria. (R312.2.1 & R312.2.2)

Stairs

1. Floor or 36" deep landing required at top and bottom of stairways. Exception: Not required at the top of an interior flight of stairs, as long as the door does not swing over the stairs. (R311.7.6)
2. Stairway headroom clearance is 6'-8" measured vertically from the plane of the stairway tread, nosing, landings and platforms to the soffit or other construction above at all points. (R311.7.2)
3. Minimum tread depth is 10", and maximum riser height shall be 7 ¾". (R311.7)

Walls

1. Sheathing is nailed per the shear wall/braced wall panel schedule appropriate for the material in accordance with manufacturer's instructions, or at 6" max around the perimeter and 12" intermediate field nailed when using conventional wood structural panels. (R604.3)
2. Sheathing edges and end joints must be blocked, or occur over horizontal or vertical framing members, unless engineered specifications state otherwise. If there is a visible sheathing joint inside the building, then the sheathing is not properly installed.
3. Fasteners at end joints are not spaced greater than 6" on center and are firmly driven into the framing.
4. When top plate is drilled or notched by more than 50% of its width, a galvanized metal tie not less than .054" thick and 1 ½" wide shall be fastened across and to the plate at each side of the opening. It must extend 6" past the opening. Exception: When the entire side of the wall with the notch or cut is covered by wood structural panel sheathing. (R602.6.1)



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5. Provide/verify header to king stud attachment and connection requirements in accordance with R603.7 and Tables R603.7 (1) and R603.7 (2).
6. Verify typical outside/inside corners and garage door corners are in accordance with Figure R602.10.4. Corners adjacent to garage doors must be a minimum 24" wide (taller for larger garage door heights) from opening to outside corner to provide proper shear wall strength.

Roof

1. The rafters are framed opposite each other at the ridges. (R802.3)
2. Notches on the ends of rafters don't exceed $\frac{1}{4}$ the nominal joist depth. (R802.7.1) & (R802.7.1.1)
3. Notches in the top or bottom of rafters don't exceed $\frac{1}{6}$ of the nominal depth and are not located in the middle $\frac{1}{3}$ of the span. (R802.7.1) & (R802.7.1.1)
4. Holes are not within 2" of the top or bottom of the rafter and the diameter is not greater than $\frac{1}{3}$ the nominal depth. For I-joists, refer to manufacturer's specifications. (R802.7.1) & (R502.8.1)
5. Collar ties minimum every 4' and rafter ties (where are required) are completed. Rafters are attached to resist uplift forces as required (R802.4.6)
6. Purlins and struts are installed as required. (R802.5.1(1))
7. Taper cuts at end of ceiling joist do not exceed $\frac{1}{4}$ the depth of the member. (R802.7.1.2)

Trusses

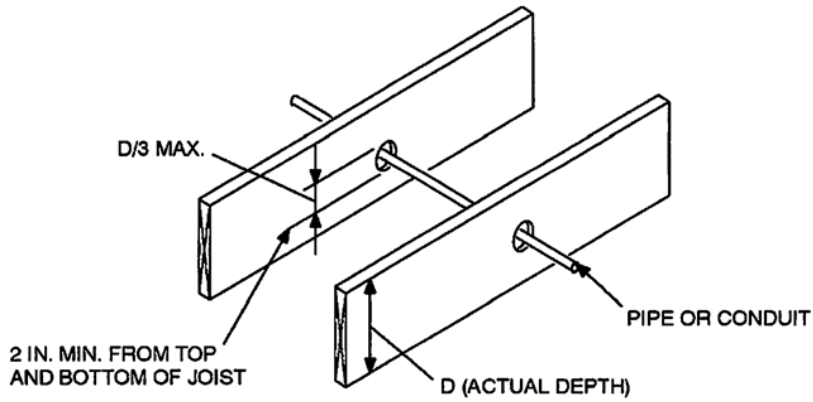
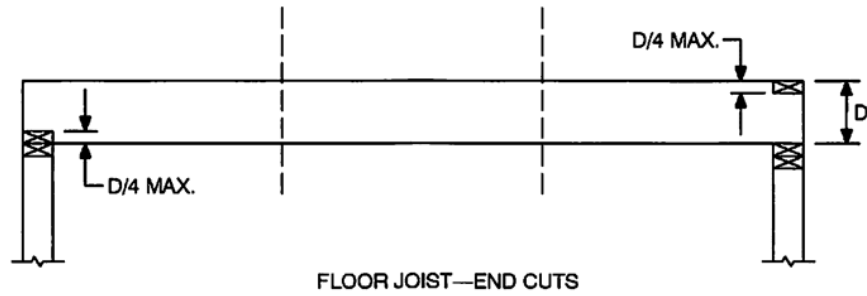
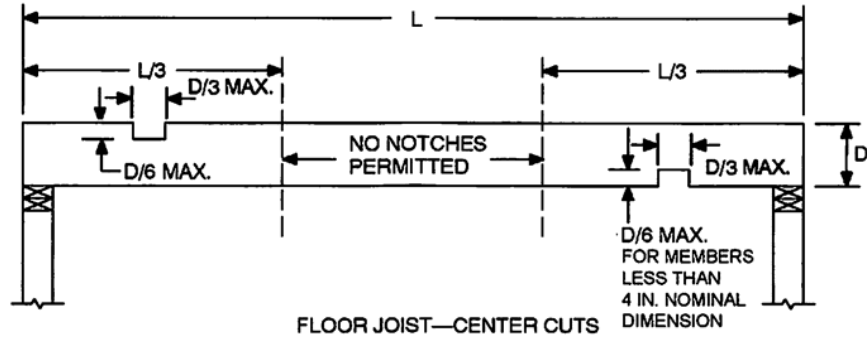
1. The truss specifications have been designed by an engineer and provided to the inspector. (R106.1)
2. The trusses have been installed as designed, and not modified or altered in any. (R802.10.4)
3. The trusses are braced and attached to resist uplift forces as required. (R802.10.3, R802.11.1.2)

Drilling and Notching

Drilling and Notching of the framing members must meet the guidelines shown in the following figures:



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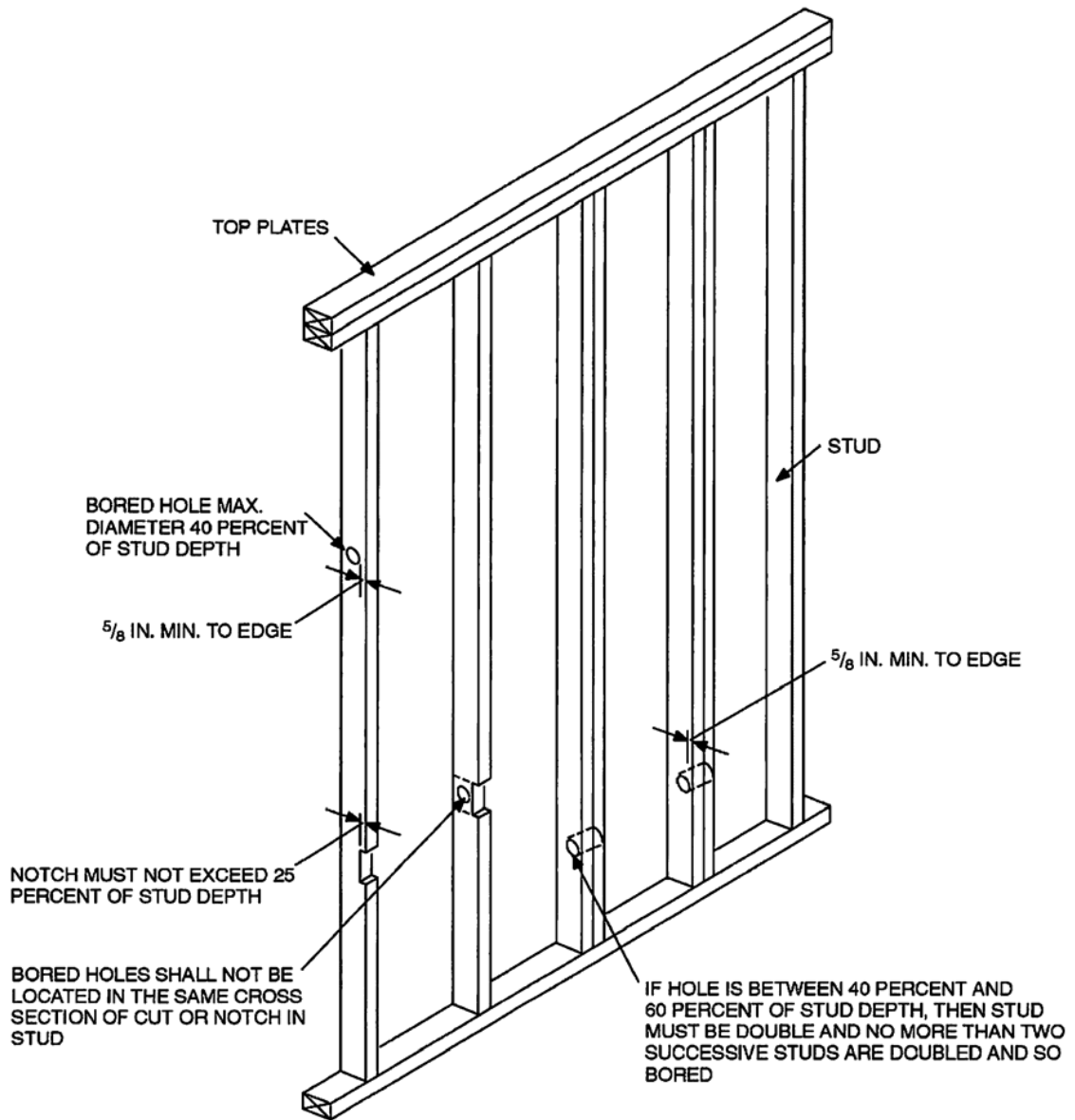


For SI: 1 inch = 25.4 mm.

FIGURE R502.8
CUTTING, NOTCHING AND DRILLING



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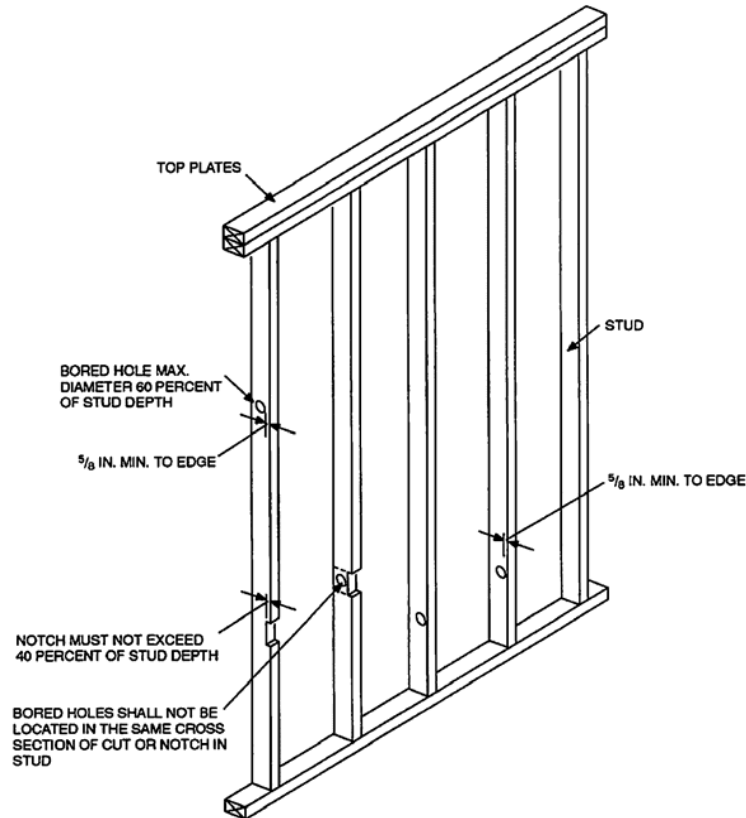
For SI: 1 inch = 25.4 mm.

Note: Condition for exterior and bearing walls.

FIGURE R602.6(1)
NOTCHING AND BORED HOLE LIMITATIONS FOR EXTERIOR WALLS AND BEARING WALLS

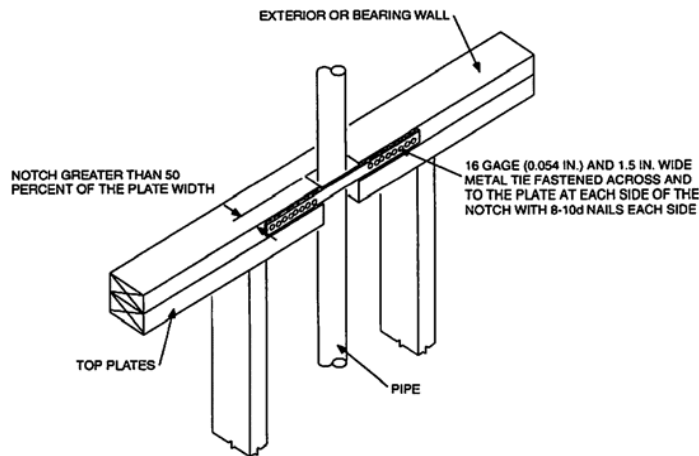


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For SI: 1 inch = 25.4 mm.

FIGURE R602.6(2)
NOTCHING AND BORED HOLE LIMITATIONS FOR INTERIOR NONBEARING WALLS



For SI: 1 inch = 25.4 mm.

FIGURE R602.6.1
TOP PLATE FRAMING TO ACCOMMODATE PIPING