

Predefined Comments

COMMON CODE VIOLATION

A. Building

1. The building permit or copy thereof shall be kept on the site of the work until the completion of the project (IBC and IRC)
2. Final grade shall fall away from structure a minimum of 6 inches within the first 10 feet. (IRC 401.3) Need 6" clearance between siding and grade, 2" Hardy and grade, 2" siding and concrete.
3. Footings require minimum depth of 12" below undisturbed ground surface (IRC 403)
4. Sill plates and walls supported directly on continuous foundations shall be anchored per IRC403.1.6 or IBC 2308.3.1 12" of ends/joints and 6' on center. ½" bolts of approved straps.
5. Garage portal framing to comply with Figure R602.10.6.2 or R602.10.6.3
6. Truss members shall not be cut, notched, drilled, spliced or otherwise altered in any way without the approval of a registered design professional (IRC 802.10.4 or IBC 2308.8.2.1)
7. Exterior walls of wood frame construction shall comply with IRC Chapter 6 and IBC Chapter 23. Roof and floor sheathing shall comply with IRC Chapters 5 (6) and 8 and IBC Chapter 23
8. Fire blocking shall comply with IRC 302.11 or IBC 718. Re: Trade hole, Chases etc.
9. Egress windows in one and two family dwellings shall comply with IRC 310.1 Ground level 5 sq. ft./higher levels 5.7 sq. ft. min. 20" wide and 24" high and not more than 44" above floor.
10. Notching and boring in wood members shall comply with IRC 502.8 [floors], IRC 602.6[walls] IRC 802.7 [rafters and ceiling joists] or IBC Chapter 23
11. Toilet facilities shall be provided for construction workers and such facilities shall be maintained in a sanitary condition. Construction worker toilet facilities of the non-sewer type shall conform to ANSI Z4.3. (R306.6 GA Amendment)
12. Tempered glazing shall comply with IBC 2406 and IRC 308
13. Incorrect firewall installation per: Manufacturer's specifications or IBC Section 706 or IRC Section 302.2 (Townhouses)
14. Elevators to require State of Georgia approval prior to CO issuance
15. Smoke and carbon monoxide detectors required to be installed per Sections IRC 314 and IRC 315 w/ GA Amendments. 1 in ea. Sleeping room, 1 outside each sleeping room with carbon monoxide detector and 1 on each floor.
16. Attic access (min. 22"x30") required for spaces greater than 30 sq. ft. w/ ht. of 30" IRC 807.1. If equipment in attic a pull down stairs are required.
17. Sheathing nail schedule to comply with Table R602.3(3) 6" on the edges and 12" in the field.
18. Garage portal wall nailed in 3x3 panel at header and double row 3" apart on studs.
19. Stair raisers Max height 7-3/4" and difference in raise more than 3/8".

B. Plumbing

1. Testing of water supplies min. 50 psi and DWV piping shall comply with IPC 312 Tubs/Shower filled.
2. All plumbing piping shall be supported in accordance with IPC 308, Table 308.5 and GA Amendments 308.6 and 308.7

3. Air admittance valves shall be installed in compliance with IPC 918
4. Vacuum breakers shall be installed in compliance with IPC 608
5. Shut off valves for main and fixtures shall comply with IPC 606
6. Fixture clearances shall comply with IPC 405- Water closet wide 15" to center.
7. Slip joints shall be accessible and comply with IPC 405.9
8. Storage type water heaters require pan per IPC 504.7 and GA Amendment 504.7
9. TPRV install shall comply with IPC 504 and GA Amendment 504.6
10. Thermal expansion control required per IPC 607.3
11. Water heater capacities shall be per Table 506 GA Amendments
12. Water heater pan piping termination IPC 504.7.2. Not within 6" or more than 24" above grade.

C. Electrical

1. Grounding and bonding shall be per Article 250 of NEC. Concrete encased electrode required.
2. Working space must comply with Art. 110 of the NEC. 36" front / 30" width.
3. Two or more 20-ampere small appliance circuits required for kitchen area (Art. 210.52(B))
4. Minimum one dedicated 20-ampere circuit required to serve laundry area (Art. 210.11)
5. Minimum one dedicated 20-ampere circuit required to serve bathroom(s) receptacles (Art. 210.11)
6. Receptacle location to comply with Art. 210.52
7. GFCI protection required per Art. 210.8
8. Arc fault circuit interrupter protection required per Art. 210.12
9. Equipment disconnecting means shall comply with Art. 422 Part III and Art. 440 Part II
10. Stairway illumination shall comply with R303.7
11. All equipment including disconnecting means shall be labeled per Art. 110. Match A/C to Panel.
12. Underground installation of conductors shall be per Art. 300.5
13. Smoke and carbon monoxide detectors required to be installed per Sections R314 and R315 w/ GA Amendments
14. Must have outside emergency disconnect per NEC 230.85.

D. Mechanical

1. Inadequate combustion air (IRC 2407 and IFGC 304)
2. Improper venting of appliances (IRC Chapter 18 and IFGC 503)
3. Clearance to combustibles (IRC 1306, 1803 and IFGC 308)
4. Gas piping pressure test required (IRC 2417 and IFGC 406) 10 to 15 psi
5. Tamper proof caps required on all exterior refrigeration lines (IRC 1411.6 and IMC 1101.10)
6. Incorrect OCPD on HVAC equipment (NEC Art. 440)
7. Equipment required to be protected from damage (IMC 303.4)
8. Georgia Residential Energy Certificate required per IECC Section 401.3 with GA Amendments
9. Duct tightness test required per IECC Section R403.3.3 (GA Amendment to IECC)
10. Shut off valve required for gas fired equipment (IRC 2420 and IFGC 409)
11. Attic access and required path (IRC-M1305 and IMC 306)
12. Dryer vent IRC 2439 and IMC 504. 35" max. if over must have permanent label with length.
13. Elevation of ignition source (IRC 1305 and IFGC 305.3)
14. Condensate disposal (IRC 1411.3 and IMC 307 and IFGC 307)

E. Energy

1. Incorrect insulation R-values per IECC Table 402.1.2 (GA Amendment) Walls R-13 / Ceilings R-38
2. Improper sealing of exterior wall penetrations per IECC 402.4 and Appendix A of GA Amendments
3. Incorrect install of attic knee-wall insulation/air barrier per IECC 402.4 and Appendix A of GA Amendments. R-19
4. Incorrect U-factor and/or SHGC of windows per IECC Table 402.1.2 (GA Amendment)
5. A minimum of 50 percent of the permanently installed lighting fixtures shall contain only high-efficiency lamps or be controlled with an occupancy/vacancy sensor or automated lighting control system per Section 404.1 (GA Amendment)
6. Incorrect install of insulation/air barrier for fixtures along exterior wall per IECC 402.4 and Appendix A of GA Amendments
7. Pull-down stairs/attic access from conditioned area to unconditioned area to be insulated R-5 and weather-stripped per Section 402.2.3 (GA Amendment)
8. Building envelope tightness required to be tested and results comply with Section 402.4.2.1 (GA Amendment) Must be less than 5 and if 3 or less, fresh air required with controlled damper.
9. Duct tightness test required per Section 403.2.2 (GA Amendment to IECC)
10. Joints of duct systems shall be made substantially airtight by means of tapes, mastics, liquid sealants, or gaskets per Section 403.2.4 (GA Amendment)

F. Pools

1. Cherokee county ordinance requires 5-foot barrier.
2. Heated pools require accessible on/off timed switches for heating equipment per ISPSC 303 and IECC 403.9
3. Heated pools and permanently installed spas require vapor retardant cover ISPSC 303.4 and IECC 403.9.3
4. Pool barrier requirements shall comply with ISPSC 305. Min. wire 1-3/4" wide and 4" high. Gate required outward swing, self-closing/self-latching with latch at 54" high. See code for all.
5. All pool electrical equipment installation and grounding requirements shall comply with Art. 680 of the NEC
6. Equipotential bonding shall comply with Art. 680.26 of the NEC
7. Fill out pool barrier affidavit.

G. Roofs

1. Residential roof coverings shall comply with Chapter 9 of the IRC
2. Any penetration more than 30" wide will require cricket or saddle per IRC 903.2.2
3. Asphalt shingle installations are limited to slopes of 2:12 or greater per IRC 905.2.23
4. Underlayment for roofs on slopes from 2:12 to 4:12 required to be doubled per IRC 905.2.7
5. Kick out flashing required where eave of roof contacts vertical wall per IRC 905.2.8.3