



RESIDENTIAL BUILDING INSPECTION CHECKLIST

The following scaled drawings (2 copies) must be submitted with the plans for review (see samples):

1. Site Plan
2. Footing and Foundation Plan
3. Floor Plan
4. Floor Framing Plan (if 2 story dwelling)
5. Roof Framing Plan (with truss calculations from manufacturer)
6. Exterior Elevations with Attic Ventilation Calculations
7. Electrical Plans

The City of Safford has adopted the following building codes and they shall be noted onto the plans:

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|------------------------------------|---|-------------------------------------|
| 2015 International Building Code | 2015 International Existing Building Code | 2015 International Residential Code |
| 2015 International Mechanical Code | 2014 International Electrical Code | 2015 International Fuel Gas Code |
| 2015 International Fire Code | 2015 International Plumbing Code | |

SITE PLAN:

- _____ 1. Size and shape of property
- _____ 2. Setbacks from property lines to new construction
- _____ 3. Utility entrances – water sewer, gas and electric

FLOOR PLANS:

- _____ 1. Names of rooms and spaces with complete dimensions
- _____ 2. Sizes of doors and windows
- _____ 3. Fire rated areas between dwelling and garages
5/8" type x gypsum wallboard required

ELECTRICAL PLANS:

- _____ 1. Show all outlets, smoke detectors, light fixtures, switches and fans
- _____ 2. Show sub-panel location
- _____ 3. Show ampacity of main service

ROOF AND FLOOR FRAMING PLANS:

- _____ 1. Show all beams, supports and structural details
- _____ 2. Roof construction, vented openings and materials
- _____ 3. Exterior walls and bearing partitions
- _____ 4. Lintel and header sizes
- _____ 5. Note shear walls if present
- _____ 6. Framing member sizes and spaces
- _____ 7. Indicate type and thickness of all flooring materials
- _____ 8. Call out structural connectors and hold-downs

FOR ADDITIONS OR REMODELS:

- _____ 1. Drawing of original structure showing areas being added or altered
- _____ 2. Specific names of new areas (bedroom, porch, family room, etc)
- _____ 3. New wall outlets, switches, light fixtures, smoke detectors and special outlets
- _____ 4. Smoke detectors in existing installations

FOOTING FOUNDATION PLAN AND DETAILS:

- _____ 1. Size and depth of all footings
- _____ 2. Stem walls and concrete slabs on grade
- _____ 3. Reinforcing steel size spacing
- _____ 4. Retaining and/or restraining walls
- _____ 5. Anchors and hold-downs

EXTERIOR ELEVATIONS:

- _____ 1. All outside views of structure/addition
- _____ 2. Label all materials
- _____ 3. Indicate heights – floor to plate line, overall height

SECTION:

- _____ 1. Show all heights of walls and roof members
- _____ 2. Label all materials
- _____ 3. Provide details of stairs, fireplaces, showers and sunken tubs and special conditions

PLUMBING PLAN:

- _____ 1. Location and size of water heater. Show combustion air and flue for gas installations
- _____ 2. Show locations for all cleanouts
- _____ 3. Provide a 2-way cleanout outside of structure

BUILDING PERMIT INSPECTIONS:

Work requiring a permit shall not be commenced until the permit holder or agent of the permit holder shall have the posted or otherwise made available an inspection record card such as to allow the building official to conveniently make the required entries thereon regarding inspection of the work. This card shall be maintained available by the permit holder until the final approval has been granted by the building official.

It shall be the duty of the person doing the work authorized by a permit to notify the building official that such work is ready for inspection. The building official may require that every request for inspection be filed at least one working day before such inspection is desired. Such request may be in writing, by email or by telephone at the option of the building official. It shall be the duty of the person requesting any inspections required by this code to provide access to and means for the inspections of such work.

General – Reinforcing steel or structural framework of any part of any building or structure shall not be covered or concealed without first obtaining the approval of the building official.

Foundation – To be made after excavations for footing are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. Where the foundation is to be constructed of approved treated wood, additional inspections may be required by the building official.

Concrete slab or under-floor inspection – To be made after all in-slab or under-floor building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.

Frame – To be made after the roof, all framing, fire blocking and bracing are in place and all pipes, chimneys and vents are complete and the rough electrical, plumbing, and heating wires, pipes and ducts are approved.

Lath or Gypsum Board – To be made after all lathing and gypsum board, interior and exterior, is in place, but before any plastering is applied or before gypsum board joints and fasteners are taped and finished.

Final – To be made after grading and the building is completed and ready for occupancy.

Other – In addition to the called inspections specified, the building official may make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws which are enforced by the code enforcement agency.

Reinspection – A reinspection fee may be assessed for each inspection or reinspections when such portion of work for which inspection is called is not complete or when corrections called for are not made.

COMMON ELECTRICAL CODE REQUIREMENTS

- Any living room, dining room, family room or bedroom must have electrical outlets spaced evenly around a room so that a six-foot cord placed along the walls can reach an outlet without crossing a doorway.
- Every wall two feet wide or more must have at least one electrical outlet.
- Each room must have a light controlled by a switch or an outlet that is controlled by a switch beside the door.
- Ground Faulty Circuit Interrupter (GFCI) protection is required for outlets serving kitchen countertops, bathrooms, garages, and unfinished accessory buildings or basements. GFCI protection is also required for outlets within 6' of a sink and outside receptacles.
- When converting a carport into a garage, an additional GFCI outlet may be required.
- Receptacle outlets may not be installed face up on any counter
- Kitchen counters must have electrical outlets for small appliances, spaced a maximum of 4' apart and be on two individual 20 AMP circuits
- A minimum of one receptacle outlet is required for an island or peninsula counter top.
- The receptacles cannot be located higher than 18" above the countertop or more than 12" below the countertop. If mounted below the countertop, outlets cannot be installed under counter overhangs larger than 6".
- Bathroom receptacle outlets shall be supplied with separate GFCI 20 AMP circuits. These circuits shall have no other outlets.
- Receptacles will not be allowed to be installed in a tub or shower space.
- Range and dryer receptacles must be four-wire type for all new construction and new circuit installations.
- Track lighting, hanging fixtures and fans are not permitted in the "no hang zone" above and within 3' horizontally of a bathtub.
- Smoke detectors shall receive their primary power from the building wiring and be equipped with battery backup. Detectors shall sound an alarm audible in all sleeping areas of the dwelling in which they are located (interconnecting shall be required).

If you have questions regarding this information, please contact our Building Inspectors located at 808 S 8th Avenue, PO Box 272, Safford, AZ 85548 or by phone at 928-432-4140.