



Residential Inspection Checklist – Building Final

The intended use of this checklist is for the preparation of an inspection. This is only a general list and is not intended to address all circumstances. Please refer to the latest adopted International Residential Code (IRC) and the City of Austin Land Development Code (LDC) for code sections listed below.

- IRC: <https://codes.iccsafe.org/public/collections/I-Codes>
- LDC: https://library.municode.com/tx/austin/codes/land_development_code?nodet=THCOAUTE_CH25-12TECO_ART11RECO

Please verify the following before calling for the Building Final Inspection:

Permits and Plans

- Prior to scheduling the final building inspection, the contractor or person doing the work has reviewed the approved plans and can assure that the construction being inspected is consistent and ready for inspection.
- Job address is posted in a visible location per IRC section R319.1.
- Permit and approved city stamped plans are on site and accessible to inspector.
- All other finals are approved required inspections have passed per section R109.4
- If required by permit, obtain copy of FEMA Elevation Certificate based upon finished construction and provide to floodplain office for review.

Exterior

- House numbers are plainly visible & legible from the street or road fronting the property with minimum 4" height and of contrasting color. [R319.1]
- All exterior windows, penetrations and openings have been caulked.
- Chimney terminations are 2' above any roof/structure within 10' and not less than 3' above the highest point where the chimney passes through the roof. [R1003.9]
- Spark arresters installed on top of chimney. [R1003.9.2]
- There is at least 6" distance from soil to bottom of wood siding/trim. [R317.1, #5]
- There is at least 6" distance from soil to bottom of masonry. [Figure R606.11(3)]
- The grade at the foundation falls away from the building a minimum of 6" within the first 10'. Where this is infeasible, drains or swales shall be constructed to ensure drainage away from the structure. [R401.3 & exception]
- A controlled method of water disposal from roofs that will collect and discharge roof drainage to the ground surface not less than 5' from foundation walls or to an approved drainage system shall be provided for expansive or collapsible soils [R801.3]
- Exterior doors have landings, minimum 36" in the direction of travel by not less than the door served for width. [R311.3]
- The floor or landing at the required egress door shall not be more than 1.5" lower than the top of the threshold. [R311.3.1]
- The landing or floor on the exterior side of the required egress door shall not be more than 7-3/4" below the top of the threshold provided the door does not swing over the stairway. [R311.3.1 exception]
- The floor or landing at doors other than the egress door may step down 7 3/4" below the top of the threshold.
- Where a stairway of two or fewer risers is located on the exterior side of a door, other than the required egress door, a landing is not required for the exterior side of the door. [R311.3.2 exception]
- Steel lintels shall bear not less than 4" and be painted for corrosion resistance. [R703.8.3]
- Flashing has been installed at exterior window and door openings and other locations per R703.4. [R703.4]
- For exterior plaster construction, weep screeds have been provided [R703.7.2.1]
- For masonry construction, flashing has been provided [R703.8.5]
- For masonry construction, weep holes have been provided [R703.8.6]
- Drip edge has been provided at eaves and rake edges of shingle roofs [R905.2.8.5]
- Egress window well ladders have been installed if applicable [R310.2.3.1]
- The impervious cover has not been exceeded by additional flat work not shown on the approved site plan.

Decks

- Verify that deck placement, setback, size and materials are per approved plans.
- Deck is positively attached and supports both lateral and live loads (40lb/sq.ft. minimum) R301.5, R502.2.
- All deck material treated or naturally resistant to decay. Cuts, notches, and holes are treated with preservative. (R317.1, R317.1.1, R317.1.5 & R317.2)
- Fasteners and hardware for pressure preservative and fire-retardant-treated wood shall be of hot-dipped galvanized steel, stainless steel, silicon bronze or copper. (R317.3, R317.3.1 and manufacturer's requirements)
- Joists can be untreated if approved weatherproof decking membrane is used. Note: soffits allowed when ventilated.
- Ledger for decks bolted/lagged to structure in accordance with table 507.2.1 or per approved plan. (R507.2)
- Deck lateral connections require a minimum (2) 1,500 lb. hold-down tension devices, installed in not less than two locations (ends) per deck, installed and connected to interior parallel joists per IRC figure 507.2.3 (exception decks < 30" above grade).
- Cantilevers blocked at bearing line if >12". (Table R502.3.3(2), note 'e')
- Bottom of footings are minimum 12" below grade for freeze protection. (Table R301.2.(1) – local jurisdiction, R403.1.4)
- Where deck is >30" vertical above the grade plane, within 3' horizontal, a guard is installed. (R312.1.1)

Guardrails and Handrails

- Guards adjacent to open-sided walking surfaces over 30" from adjacent floor or grade are a minimum 36" height to the top of the guard. [R312.1.1 & R312.1.2]
- Open sides of stairs with a total rise of 30" above the floor or grade below have guards minimum 34" in height when measured vertically from the stair nosing to the top of the guard. [R312.1.2 exceptions 1 & 2]
- Guards don't allow passage of 4" sphere. [R312.1.3]
- Triangle formed by riser, tread and bottom element of guardrail doesn't allow passage of 6" sphere. [R312.1.3 Exception1]
- Guards installed at the open sides of stairs don't allow the passage of 4 3/8" sphere. [R312.1.3 Exception 2]
- Handrails and guardrails shall be capable of withstanding a 200 lb. concentrated load. [IBC 1607.8.1.1]
- Handrail at stairs with 4 or more risers. [R311.7.8]
- Handrail height shall be a minimum 34" to maximum 38" above nose of tread to top of handrail. [R311.7.8.1]
- Type I handrail provided with circular cross sections 1 1/4" - 2" diameter. [R311.7.8.3 #1]
- Type I handrails with noncircular cross sections have a perimeter dimension of 4" – 6 1/4" with a maximum cross section of 2 1/4". (R311.7.8.3 #1)
- Type II handrails with perimeters greater than 6 1/4" require a graspable finger recess area on both sides of the profile. The minimum & maximum width above the recess is 1 1/4" – 2 3/4". [R311.7.8.3 #2]
- Handrail returns to wall, maximum 4 1/2" off wall with minimum 1 1/2" clear space from inside of rail to wall. [R311.7.1, R311.7.8.2]

Interior

- Doors from conditioned space to unconditioned spaces are weatherstripped and insulated to a level equivalent to the insulation on the surround surfaces. [IECC R402.2.4]
- 1 3/8" solid door or 20-minute fire-rated door equipped with a self-closing device between house and garage. [R302.5.1]
- Window opening control device to be installed on operable windows with top of sill less than 24" above the finished floor and greater than 72" above the finished grade or other surface below on the exterior of the building [R312.2.1, R312.2.2]
- Tempered glass has been installed per the requirements of section R308.4 [R308.4]
- Pull down stairs have been installed per manufacturer with approved fasteners
- Smoke alarms are hard-wired, interconnected with battery back-up and installed in each sleeping room, outside each separate sleeping area in the immediate vicinity of the bedrooms, on each additional story and not less than 3' horizontally from the door or opening of a bathroom that contains a bathtub or shower [R314.3, R314.4, R314.6]. Each smoke alarm has been individually tested.
- Carbon monoxide detectors are hard-wired with battery back-up and installed outside of each separate sleeping area in the immediate vicinity of the bedrooms and where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm is installed within the bedroom. [R315.3, R315.5]. Each carbon monoxide detector has been individually tested.