



Residential Inspection Checklist – Layout

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 Layout Inspection:

Permits and Plans

- If this is a legal non-complying structure or is a non-conforming use, a preconstruction inspection must be called first. Please call 512-978-4000 extension 3 to have this inspection added if required.**
- Prior to scheduling the layout 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. After which, plans are to be kept in a protective container or box.
- Permit description meets the project scope. Review the Conditions section of the permit for other possible requirements.

General

- Form survey with lot square footage and finish floor elevations is on site for inspector review and pick up.
- Elevation certificate, if required due to floodplain, is on site for inspector pick up.
- Verify that lot size matches approved plans.
- Verify setbacks, building lines, and zoning requirements are compliant per city approved site plan.
- Verify required distance from AE power lines if applicable.
- Identify PUEs on property, if applicable, to ensure no encroachment issues exist such as overhangs.
- Verify footprint and form elevations match plans for setbacks, height, and tent locations if applicable.
- Verify building separation and wall location requirements (interior and exterior; zipper configuration) are addressed if applicable.
- Verify type of fire-rated wall assembly is documented with plans. If it is missing, the layout inspection will be failed.
- If new construction on an infill lot, the total demo building permit and associated plumbing permit both have been finalized. If not, a hold will be placed on the BP until these items are completed.
- If new construction on an infill lot, verify that sewer yard line is capped 5' from the property line within the lot.
- Tree protection is to be in place (upright fence at critical root zone, 10" of mulch where fence constraints exist). If not, the layout inspection will be failed.
- Verify that silt fencing with safety caps on all posts and erosion controls are in place downstream of work as required. If not, the layout inspection will be failed.
- Review the total proposed impervious cover. If it is within 5% of the maximum, an impervious cover survey will be required at the final building inspection.
- Review plans to address possible technical code issues: egress, firewall detail(s), habitable space requirements, tempered glass, habitable attic.
- Verify number of off-street parking spots and allowable surface. Verify that alley meets parking requirements if applicable (24' minimum required for backing into an alley, measured from front of parking and can include alley width).
- Verify water meter size requirement.
- Review for any possible site drainage issues.
- Verify if a cut and fill permit is required.