



Building Final Inspection Checklist

Commercial Inspections

DevelopmentATX.com | Phone: 311 (or 512-974-2000 outside Austin)
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This checklist is provided as a reference tool, and it is not intended to be exhaustive of all possible requirements. Please refer to the latest adopted International Building Code (IBC), International Residential Code (IRC), International Energy Conservation Code (I.E.C.C) Local Amendments to the International Residential Code (IRC-LA), I.E.C.C (IECC-LA), the City of Austin Building Criteria Manual (BCM), the Uniform Plumbing Code (UPC) and the City of Austin Land Development Code (LDC), National Electric Code (NEC) for code sections listed below.

- ☐ IRC, IECC and IBC <https://codes.iccsafe.org/public/collections/I-Codes>
- ☐ Local amendments <https://library.municode.com/TX/Austin>
- ☐ UPC and UMC <http://www.iapmo.org/>
- ☐ NEC <https://www.nfpa.org/>

Please verify the following before scheduling the inspection:

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- ☐ The contractor or person doing the work has reviewed the approved plans and can ensure that the construction being inspected is consistent and ready for inspection.
- ☐ Job address is posted in a visible location. *IBC(F) 502.1*
- ☐ Contractor has a set of “approved plans,” either electronic or paper, on site. *IBC 107.3.1*
- ☐ There is proper drainage slope away from the foundation. *IBC Section 1808.7.4*
- ☐ Bathing and shower room floor finish materials have a smooth, hard, nonabsorbent surface. The intersections of such floors with walls have a smooth, hard, nonabsorbent vertical. *IBC section 1210.2.1*
- ☐ No ceiling is below the required height. *IBC section 1003.2*
- ☐ Doors, when fully opened, do not reduce the required width of a corridor by more than 7 inches
- ☐ Doors in any position do not reduce the required width by more than one-half. *IBC section 1005.7.1*
- ☐ Required *exits, exit access doorways, exit access stairways or ramps*, or any combination thereof, are in place. *IBC section 1007.*
- ☐ Required stairways between stories are in place. *IBC section 1011*
- ☐ The capacity of each door opening is sufficient for the occupant load. *IBC section 1010.1.1*
- ☐ A readily visible, durable sign is posted on the egress side of, or adjacent to each exit door stating: THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED.
 - The sign shall be in letters 1 inch (25 mm) high on a contrasting background. *IBC section 1010.2.4(3)(3.3)*
- ☐ The doors serving a Group H occupancy and doors serving rooms or spaces with an *occupant load* of 50 or more in a Group A or E occupancy do not have a latch or lock, with the exception of panic hardware or fire exit hardware. *IBC section 1010.2.8*
- ☐ Contractors made sure all Plumbing, Electrical, Mechanical, one-time (Landscape, Environmental Driveway sidewalk, etc.) and Fire inspections passed before scheduling final building inspection.
- ☐ All special inspections letters (Engineer, third party etc.) were uploaded to AMANDA prior to scheduling.
- ☐ All work was finished at time of Final Building Inspection.
- ☐ Nothing was moved into the unit unless final certificate of occupancy (CO) or temporary CO was granted.
 - The only items that are permitted to be in the building/space/unit prior to issuance of the certificate of occupancy are those that are permanently affixed/hardwired and shown on the city approved plans.