



# Building Temporary Certificate of Occupancy (TCO) Inspection Checklist

## Residential Inspections

DevelopmentATX.com | Phone: 311 (or 512-974-2000 outside Austin)  
For submittal and fee information, see [austintexas.gov/digitaldevelopment](http://austintexas.gov/digitaldevelopment)

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 (IECC), International Swimming Pool and Spa Code (ISPSC), Uniform Plumbing Code (UPC), Uniform Mechanical Code (UMC), National Electric Code (NEC), Local Amendments (LA), Austin Energy Design Criteria (AE Design), City of Austin Building Criteria Manual (BCM) and City of Austin Land Development Code (LDC) for code sections listed below. Items without a code reference are included for advisory purposes or based on departmental policy.

- International Codes <https://codes.iccsafe.org/public/collections/I-Codes>
- Uniform Codes <http://www.iapmo.org/>
- NEC <https://www.nfpa.org/>
- Local Amendments, AE Design, BCM, LDC <https://library.municode.com/TX/Austin>

**Please verify the following before scheduling the inspection:**

### 109 Temporary Certificate of Occupancy (TCO)

- All trade final inspections (mechanical, electrical and plumbing) have been approved.
- All one-time inspections (water tap, environmental, tree) have been completed.
- Tempered glazing is installed at all the required areas. *IRC R308.4*
- Sleeping room windows are installed. When designated as emergency escapes and rescue openings:
  - Interior window sill height is no more than 44 inches above the finished floor. *IRC R310.2.2*
  - There is an opening of at least 5.7 square feet, at least 20 inches wide and 24 inches high. *IRC R310.2.1*
  - For windows less than 44 inches above the finished ground level, the opening can be as small as 5 square feet. *IRC R310.2.1 exception*
- Window fall protection has been provided for operable windows with openings more than 6 feet above grade or the surface below, where the lowest part of the clear opening is less than 24 inches above the interior finished floor and has openings through which a 4-inch sphere can pass. *IRC R312.2*
- Handrail(s) is(are) provided according to requirements. *IRC R311.7.8*
- Smoke alarms are hard-wired, interconnected with battery back-up, individually tested, and installed in each sleeping room, each separate sleeping area in the immediate vicinity of the bedrooms, on each additional story, and not less than 3 feet horizontally from the door or opening of a bathroom that contains a bathtub or shower. *IRC R314.3, R314.4, R314.6*
- Carbon monoxide detectors are hard-wired with battery back-up, individually tested, and installed in the immediate vicinity of each separate sleeping area/bedroom and within the bedroom itself when a fuel-burning appliance is located within a bedroom or its attached bathroom. *IRC R315.3, R315.5*
- Exterior doors have landings with width not less than the door served, and a minimum dimension of 36 inches measured in the direction of travel. *IRC R311.3*
- The floor or landing at the required egress door is not be more than 1.5 inches lower than the top of the threshold. *IRC R311.3.1*
- The landing or floor on the exterior side of the required egress door is not more than 7¼ inches below the top of the threshold, provided the door does not swing over the stairway. *IRC R311.3.1 exception*
- The floor or landing at doors other than the egress door may step down 7 ¾ inches below the top of the threshold. *IRC R311.3*