

# Residential Inspections

City of Austin, Development Services Dept.  
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## Pre-Construction Inspection

**Pre-Con Inspection Required For:**

- Non-Complying Structures (for Remodels)
- Certification of Compliance (for New Construction)
- Townhome and condo's

**101 Layout Inspection**  
 (New construction-survey is required with seal, FFE, Square footage of lot, building measurements and all setback and easements identified. For addition and remodel permits, the inspector will determine if required)

Complete the:  
 3<sup>rd</sup> Party Form Survey & 3<sup>rd</sup> Party Termite Treatment

## Pre-Foundation Inspections

### Plumbing

**500 Plumbing Rough**  
 -Address posted on site at all times and visible from street.  
 -Approved plans required on site, in an approved container, at approved locations.  
 -Site and plumbing to match approved plans.  
 -Verify if a split system is required (on multi-story homes).  
 -All drains and vents to have 1/4" min fall.  
 -Verify all drains and vents for bedding, alignment and connection.  
 -All P-traps in foundation must be 2"  
 -Drain thru exterior beam to be sleeved with 2X larger pipe than the drain and be sealed at both ends of sleeve.  
 -Test all PVC in foundation with water or air as required.

**501 Plumbing Copper (foundation Pre-Pour)**  
 -All foundation pre-pour preparation is complete.  
 -Approved plans, form survey on site, and rough must have already passed inspection.  
 -Verify water line material, size and runs to be in foundation.  
 -All Plastic plumbing to be in concrete must be protected with approved wrap and sealed on ends. Unless approved for concrete encasement.  
 -Re-Check main drain sleeving complete and through exterior beam.  
 -Verify all plumbing tested by approved method.  
 -Box all P-Traps in foundation.

### Electric

302 Electric Grounding  
 ↓  
 300 Electric Slab  
 ↓  
 3<sup>rd</sup> Party Pre-Pour

### Sewer and Water Lines

**505 Sewer Yard Line and 506 Water Yard Line**  
 These Inspections can be scheduled any time with or after the Plumbing Rough. Must be complete before Final.  
 -Test both water and sewer with approved methods. Both lines require 12" min. cover/depth  
 -Verify if BWV required.  
 -Ensure approved bedding material on site for sewer and water yardline. (No rock or debris 1/2" or larger allowed)  
 -Verify approved material and sizing of water yardline.  
 -Trace wires as required by code.  
 -Verify working water pressure, install PRV if required.  
 -Sewer Cleanouts with riser 18" or greater to top of finish grade requires directional cleanouts with double wye fittings.  
 -Ensure sewer tap connections are complete.

## Framing and Interior Inspections

### Electric

301 Electric Rough

### Framing, Plumbing and Mechanical

3<sup>rd</sup> Party Pre-Framing (Mandatory for New construction and large remodels)

**103 Framing, 502 Plumbing Top Out, and 400 Mechanical Rough Combined Inspections:**  
 The Builder shall provide the following On-Site:  
 - approved set of plans, Form Survey and Termite Letter.  
 - Forms to be picked up by Final: Foundation Approval Letter, Truss Layouts and Detail Sheets, 3<sup>rd</sup> party Pre-Frame Report on approved form. All other required 3<sup>rd</sup> party documents in the weather-tight container at the time of this combination of inspections. All required paperwork shall be placed by the front door or front window.  
 All 3<sup>rd</sup> party items above must be complete prior to this COA Inspection. Failure to provide all required documents on site for this grouped inspection will result in a Failed inspection and assessment of a re-inspection fee. No Framing, Plumbing Top Out, or Mechanical Rough inspection will be performed unless All Required documents are available on site.  
 -All trade permits to be active, ready for inspection and scheduled together.  
 -Structure must be completely dried in and all 1<sup>st</sup> stage polyseal complete.  
 -Test on all plumbing systems with approved methods.  
 -All venting of appliance, fixtures and equipment to code.  
 -Check for all safety issues, permit and ordinance requirements. Examples of Safety Issues would include egress, hallway clearances, stair systems to code, smoke and C.O. detection location, fire stopping, safety glazing locations, fall protection, etc.  
 -Access to all equipment and attics per code requirements.  
 -All mechanical rough systems installed and secured.

### Building

104 Insulation  
 ↓  
 105 Wallboard

## Final Inspections

### One Time Inspections

Driveway/Sidewalk  
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 Water Tap  
 ↓  
 Health  
 ↓  
 Fire Sprinkler  
 ↓  
 Trees  
 ↓  
 Landscape

### Final Electric

305 Final Electric

### Final Grouped

**112 Final Building**  
**111 Final Energy**  
**405 Final Mechanical**  
**521 Final Plumbing**  
 (all fees must be paid. For new construction - After all one time Inspections and Final Electric is passed, Schedule this group,

**Final Building, Final Mechanical, and Final Plumbing combined inspections:**  
 -All required 3<sup>rd</sup> Party documents are required to be on site with approved plans.  
 -Final address is posted. Final finish grading and drainage away from structure complete.  
 -All erosion controls in place.  
 -All exterior finishes complete. Penetrations are sealed. All weather protection in place.  
 -All exterior wood or steel weather protected.  
 -Fences over 7 foot require permits.  
 -All required appliances and fixtures set.  
 -All PVC vents to be weather protected.  
 -No double key deadbolts.  
 -Verify all required tempered and safety glazing.  
 -Verify all head height requirements to rooms, halls, stair systems, hanging fixtures and required locations.  
 -Clearances maintained @range location.  
 -All insulation to be installed to code, along with depth markers and all second stage polyseal complete.  
 -All egress requirements to be met.  
 -All smoke and C.O. alarms to be installed to code and ready to test.  
 -All stair systems, raised surfaces and decks to meet code for structural and safety.  
 -Water meter box, Homeowner shutoff and PRV boxes to be set flush with final grade, boxes are cleaned out to allow full access to valves and meter. All box lids to be in place.  
 -All plumbing installed to finish and ready for inspection.  
 -All mechanical systems complete and ready for inspection.  
 -Check 3rd party packet. If necessary, check SMART housing Visitability requirements, may require Impervious Cover survey or Tent survey.