CITY OF POOLER
BUILDING DEPARTMENT
Residential Inspection Reference Sheet
109A West Hwy. 80 Pooler GA, 31326
PHONE 912-748-6652
FAX 912-748-3126

Referenced Codes from the ICC:
International Residential Code 2012
International Plumbing Code 2012
International Gas Code 2012
International Mechanical Code 2012
International Fire Code 2012
National Electrical Code 2011
International Energy Conservation Code 2009
Codes include Georgia Amendments
Georgia Amendments web site www.dca.state.ga.us
Building Code web site www.iccsafe.org
City of Pooler Ordinance www.pooler-ga.us

Required Inspections (a $45 fee is charged for each re-inspection)
Saw Pole
Footing
Rough-Plumbing
Slab
Sub-floor
Nailing
Framing and Rough's (Framing, Plumbing, Mechanical, Electrical)
Insulation
Final
Certificate of Occupancy

All inspections must be called into the Inspections Office a minimum of Twenty-four hours in advance of any inspection. You must have your permit number and address to schedule an inspection. Please call (912) 748-6652.

Note: Contractors are responsible for building to the minimum codes, regardless of any oversights attributed to the City of Pooler Building Department.

DEVELOPERS/BUILDERS/CONTRACTORS/SUB-CONTRACTORS

Each contractor or any of the above, which are applying for a building permit, shall submit the following:

- ✓ Valid Georgia State Contractor's License
- ✓ Two (2) complete sets of building plans.
- ✓ Two site plans showing the proposed structure and setbacks, sidewalks, trees, drive way, and applicable easements, All site plans must be to scale (IRC 106.2).
- ✓ The required trees shall not be planted in the city's right-of-way.
- ✓ Corner lots must have sidewalks on front and sides to the property line.
- ✓ A structural engineer or an architect must approve all structures with a roof pitch over 7/12.
- ✓ Wind loads in the City of Pooler are at 120 miles per hour at 3-second gust.
- ✓ Windows/Doors must be min DP 35 rated with a maximum .40 SHGC and .65 U-Factor indicated NFRC window label attached to all windows and doors.
- ✓ Flood zones homes must have finished floor a minimum of 1 foot above the base flood elevation and will require 2 certificate of elevation's; under construction and completed.

Before the first inspection is ordered:

- ✓ Post permit on the site – IRC R105.7. Permit is to remain on site until the C/O is issued.
- ✓ Post the lot number of the job site until C/O is issued – IRC R-321.
- ✓ Trash receptacle (commercial) must be on job site – City of Pooler.
- ✓ Chemical Toilet must be on site prior to the first inspection, IRC R306.5
- ✓ Install water meter.
- ✓ Building permit expires after 180 days if construction has not begun, or if work ceases 180 after construction commenced, IRC R-105.5
- ✓ Setbacks – All strings must be pulled from the property line. Set backs at the property must agree with the setbacks on the Building Permit Application and the submitted plans. IRC R106.2. The setbacks will be verified at the Footing Inspection.

Inspection #1: Saw Pole (1 inspection)

- ✓ Grounded to the meter base. NEC 250.20(B). Min. size, #8.
- ✓ All receptacles must be watertight and GFCI protected. NEC 210.8
- ✓ Circuit breakers must contain a legible amp rating. NEC 110.9
- ✓ All non-current carrying metal parts are to be bonded with a bonding screw, bus bar, copper wire, or other similar conductor NEC250.92(2), NEC 250.28(A).

Inspection #2: Footing (1 inspection)

- ✓ Setbacks – All strings must be pulled from the property line to the footers. Set backs at the property must agree with the setbacks on the Building Permit Application and the submitted plans. City of Pooler / IRC R106.2. The setbacks will be verified at the Footing Inspection.

Footings / Stem Wall

- ✓ Footings shall be on natural soil and must be twelve (12”) into the soil. IRC R-403.1.4 If not on natural soil or if on expansive soil, a load-bearing test must be completed by a laboratory, the results must be 98%. IRC R-401.4
- ✓ 1 Story siding or brick – 20” wide – 10” deep; this is 10” of concrete in footer. SSTD10-99 303.2.1.1.
- ✓ 2 Story siding or brick – 20” wide – 10” deep; this if 10” of concrete in footer. SSTD10-99 303.2.1.1.
- ✓ 2 - #5 reinforcement rods, continuous in the footings, with bent corners and a minimum 25” overlap. SSTD10-99 303.2.2.(1) and Figure 203B.
- ✓ Concrete on grade slabs used with stem wall foundations shall have 6X6 WI.4X1.4 welded wire synthetic fiber reinforcement. SSTD10-99 304.1.2.
- ✓ Vertical rebar for stem walls up to 3’ in height: Vertical rebar to be placed in stem wall foundation walls at 4’ o.c., and crawlspace stem wall / sub-floor foundation walls, every 4’ o.c., SSTD10-99 303.2.2.1(2) and Figures 303D1, D2, and D3, and within 1’ of each corner. Also see Figures 303A, 303B, 303C, and 303D1 - #303D3 for info. On crawlspace stem walls. See Figure 303G for stem wall with slab on grade construction.
- ✓ Vertical rebar for stem walls greater than 3’, but do not exceed 8’ in height: Vertical rebar to be placed in the slab stem wall foundation walls at 4’ o.c. and bent 10 feet into the top of the slab. SSTD10-99 102.2.2. #5b.
- ✓ Cover slab with 6-mil vapor barrier, IRC R506.2.3.
- ✓ Bond beam: There is one (1) #5 rebar placed around the perimeter of the entire slab. This is tied to all vertical rebar that was bent 1’ or 10’ in the top of the slab (depending on the foundation wall height), or the 6x6 welded wire. The wire / rebar should extend 6” into the bond beam. SSTD10-99 Figure 303 G, 102.2.2 #5.
- ✓ Minimum slab thickness, 3 ½”, IRC R506.1 and SSTD10-99 304.1.3.
- ✓ Anchor bolts: All anchor bolts must be placed a minimum of every 18”o.c., (SSTD10-99 303.2.3.and 303.3.2), and within 6” to 12” of sill terminations and corners.
- ✓ If go-bolt system is used (for uplift resistance), at 6’ intervals, anchor bolts are still required at 3’ o.c. (for shear and lateral support), as well as within 6” to 12” of the sill plate terminations and corners. Manufacturer’s instructions and (SSTD10-99 303.2.3.and 303.3.2).
- ✓ Additions must tie existing footing to the new footing by drilling and applying an epoxy to 2 - #5 reinforcement rods into the existing footing, leaving 25” for contact with the new footing to help prevent uneven settlement. City of Pooler
- ✓ Pier pads 24” x 24” x 10” thick with 2 - #5 reinforcement rods in each direction (for crawlspaces). IRC 403.1.

Mono Slab

- ✓ The total depth of a mono slab is twenty (20) inches, SSTD10-99 Table 303D.
- ✓ A mono slab must be eight (8) inches above ground and twelve (12) inches in ground. SSTD10-99 304.1.3.
- ✓ Mono slab, 1 story (12" wide) - two (2) #5 rebar is placed in the footers, bent at the corners, with a minimum 25" over lap (SSTD10-99 303.3.1). The slab shall have two layers of 6X6 Wl.4X1.4 welded wire turned three feet into the slab. The concrete slab shall also have synthetic reinforcement or contain 6x6 W1.4 X W1.4 welded wire fabric. (SSTD10-99 304.1.3).
- ✓ Mono slab, 2 story (16" wide) - two (2) #5 rebar is placed in the footers, bent at the corners, with a minimum 25" over lap (SSTD10-99 303.3.1). The slab shall have 2 layers of 6X6X1.4W1.4 welded wire turned three feet into the slab. The concrete slab shall also have synthetic reinforcement or contain 6x6 W1.4 X W1.4 welded wire fabric. (SSTD10-99 304.1.3).
- ✓ Minimum slab thickness, 3 ½", SSTD10-99 304.1.3 and IRC R506.1.
- ✓ Anchor Bolts: Mono slab must have 5/8" anchor bolts with 3"x3"x1/8" washer placed every 18" o.c., and within 6" to 12" of sill terminations and corners. SSTD10-99 303.3.2.
- ✓ If go-bolt system is used (for uplift resistance), at 6' intervals, anchor bolts are required at 3' o.c. (for shear and lateral support) and within 6" to 12" of the sill plate terminations and corners. Manufacturer's instructions and (SSTD10-99 303.2.3.and 303.3.2).
- ✓ All mono slabs must have a minimum of a 6-mil vapor barrier, IRC R506.2.3.

Inspection #3: Plumbing Rough-In (1 inspection)

- ✓ 3" Vent stack continuous from building drain through the roof to open air. Appendix J
- ✓ Water line pressure 50 psi, IPC 312.5 GA Code Amendment.
- ✓ Minimum water service ¾" (normally with two bathrooms, with three bathrooms 1").
- ✓ IPC 602.1.
- ✓ DWV- ten- (10) feet stack of head pressure or 5 psi air. Waste pipes must be exposed. IPC 312.2.
- ✓ All pipes through footers/foundations must be sleeved, with the sleeve pipe being 2 sizes larger than the supply / waste pipe. IPC 305.5.
- ✓ Insulation / amorflex on pipes below slab / grade. IPC
- ✓ Proof of treatment of slab for termites. IRC R320.
- ✓ Accessible shut-off to water outside of structure. IPC 606,
- ✓ Flood certificate required if in flood zone.
- ✓ Dryer vent max. 25' extension to the exterior. IRC M1502.6

Inspection #4 Pre-slab (1 inspection)

- ✓ See Footings / Stem Wall Section and Monolithic Slab Section.
- ✓ Cover slab with 6-mil vapor barrier, IRC R506.2.3.
- ✓ Mud sill straps at 9" o.c. (lateral, shear, and uplift), per manufacturer's instructions and SSTD10-99 303.3.2.

- ✓ 5/8” anchor bolts required at sill plate. SSTD10-99 303.2, Table 303.3.2, and 303.2.3.2.

Inspection #5 Sub-Floor (1 inspection)

- ✓ 5/8” Anchor bolts to foundation walls / piers. SSTD10-99 303.2.3 and Table 303.2.3.
- ✓ 7/16” minimum sub floor (structural sheathing) thickness. SSTD10-99 304.2.4.
- ✓ Flood certificate if in flood zone.
- ✓ Floor structure clearance from ground: IRC 323.1
- ✓ Ventilation –within 3 feet of all corners, then one (1) square foot of ventilation for every 150 square foot of building space. R408.1 & R408.2.
- ✓ Remove all debris from the crawlspace. IRC R408.5.
- ✓ Size beams to span. IRC 502.5
- ✓ Size Girders to span. IRC 502.5
- ✓ Size joists to span. IRC 502.3
- ✓ Access equipment in wall/floor must have not less then 30” high and 22” wide maximum distance to equipment is twenty (20) feet. GA Amendment M1305.1.4.
- ✓ A light controlled by a switch located at the passageway opening and a receptacle installed at or near the equipment. M-l305.1.4.3

Inspection #6: Nailing (1 inspection)

- ✓ No tyvek can be installed until the nailing schedule is completed.
- ✓ Nails at edges: 3” spacing at the vertical and horizontal edges, and 6” spacing at the intermediate framing, unless the specifications of approved “Hold Down” devices / methods specify otherwise. SSTD10-99 Table 305N1 / Table 305N2, and 305.6.1 (must be 15/32 sheathing).
- ✓ Exterior sheathing must over lap at the floors. SSTD10-99 305.6.1.
- ✓ Minimum sheathing thickness for walls and roofs, 15/32. SSTD10-99 306.3.2, 307.4.7.1, and Figures 305J & 305K.
- ✓ Purlin blocking required on all seams of the wall sheathing. SSTD10-99 305.6.1.
- ✓ Balloon framing or diaphraming at the gable end walls. SSTD10-99 Figures 305K & 305J.

Inspection #7: Dry-In Inspections (4 inspections)

Framing Dry-In

- ✓ Sill or bottom plate has anchor bolts, mud sills, etc., installed correctly. See Inspection #2, Footings.
- ✓ Every structure must meet the wind loads on exterior and interior shear walls. If you can not use the SSTD10-99 you must have a structural engineer or architect to seal or sign the plans. SSTD10-99 101.2.2.
- ✓ All openings throughout the structure must be strapped with the appropriate type straps. This is for doors and windows; each strap has a different rating. SSTD10-99 Figures 305D, 305E, Sections 305.2.3.3, 305.3, etc.
- ✓ All doors, windows, openings, garage headers, etc., must be strapped at the top and bottom of each opening. SSTD10-99 Figures 305D, 305E, Sections 305.2.3.3, 305.3, etc.

- ✓ Top plates, wall studs, and sill plates are to be properly connected to resist uplift, etc. SSTD10-99 Figures 305G1 and 305G2.
- ✓ Hurricane clips on every roof rafter. SSTD10-99 307.1.5.
- ✓ Minimum window and door DP-rating of 35. SSTD10-99.
- ✓ Due to the spans and loads at the garage door header, laminated beams will normally be required.
- ✓ Verify tempered glass at exterior doors, windows within 5' of tub drains, stairways and at required windows, etc. IRC R308.4.
- ✓ Door from garage to house cannot go through bedroom, must be solid core door. IRC R309.1.
- ✓ Garage wall and ceiling separation from resident and attic shall not be less then ½" gypsum board to garage side. IRC R309.2
- ✓ Garage ceiling beneath habitable rooms shall be not less then 5/8 type X gypsum board. IRC R309.2.
- ✓ A disappearing stairway with a minimum if 3/8" fire retardant structural panel is deemed to meet 20-min. thermal test based on ASTME 119 or deemed to have the fire resistance equivalent to ½" gypsum wallboard .R309.2 GA amendment 2007.
- ✓ Detached garage located less then three- (3) feet from dwelling on the same lot shall be protected by not less then ½" gypsum board to the interior side and exterior walls that is within this area. R309.2.
- ✓ All windows must meet minimum egress requirements of 5.7 sq. ft, minimum width of 20" and a minimum clear height of 24" inches. IRC R310.1.1 – 310.1.3.
- ✓ Joist boring or notching with middle 1/3 span, holes 2" from top or bottom in outer 1/3 span. Notching maximum 1/6" depth or notch at end for ledger ¼"min depth. IRC Figure R502.8.
- ✓ Decks for residential applications and total design are 50 psf, per table. IRC R502.2.2.l GA Code Amendment 2007.
- ✓ Maximum height on 2x4 studs (bearing walls) = 10'. IRC R602.3(5).
- ✓ All penetrations in the wall top plates, sole plates, ceiling framing (horizontally and vertically, where applicable), etc., including for the passage of wires, pipes, ducts, etc. must be fire stopped with an approved material to resist the free passage of flame and products of combustion. IRC R602.8
- ✓ All notches/cuts must be strapped with metal, FHA straps. IRC R602.6.1 and Figure R602.6.1.
- ✓ Weep holes are required, every 33" o.c., even at porches, in brick veneer siding. IRC R703.7.6.
- ✓ Purlin blocking required on all seams of the wall sheathing. SSTD10-99 305.6.1.
- ✓ Balloon framing or diaphraming at the gable end walls. SSTD10-99 Figures 305K, 305J & 306H
- ✓ 2X6 collar ties every 48"IRC R802.3.1.
- ✓ Attic access double framed. IRC R802.9.
- ✓ Check spans of ceiling joist. IRC Tables R802.4(1) and (2).
- ✓ Check spans of roof rafters. IRC Tables R802.5.1(1) - (8).
- ✓ Knee walls or roof purlins must be the same size as the roof rafters (example 2x6" roof rafter must be braced with 2x6"members), with the rafters supported by the narrow edge of the purlin and not the flat size. IRC R802.5.1 and Figure 802.5.1.
- ✓ Fire blocking between floor spaces. IRC R1003.19.
- ✓ Minimum work space 30" x 30 " in front of attic equipment. IRC M1305.1.

- ✓ All bathrooms and other similar rooms must have an exhaust fan that is vented to the outside directly, not to the soffit, attic, or crawl space. IRC M-1507.
- ✓ Ventilation fans (50 cubic feet per minute), or openable windows (3 sq. ft. window), must be installed in all bathrooms, water closet departments, and other similar rooms. IRC 303.3

Mechanical Dry-In

- ✓ Appliance access in attic: Unobstructed passage way min. 30” high x 22 wide”. The passage way shall have continuous solid flooring 24” wide. A level working space of 30” x 30” shall be maintained on all sides, where access is required. The clear access opening for removal of the appliance is a min. 20” x 30”. Access to the attic must be accessible by permanent stairs or pull down stairs, scuttle hole access is not allowed. IRC M1305.1.3, GA Amendment.
- ✓ Units set with drains for condensation and pan. IRC Ml4ll
- ✓ Heat source required in all habitable rooms. IRC R303.8.
- ✓ All “hub” type condensation drains must be equipped with a priming mechanism to prevent them from drying out.
- ✓ Flex ducts, see IMC 603.6 with GA Amendment.
- ✓ Ducts shall be installed and sealed (out put and in put). IMC 603.9, with GA Amendment.
- ✓ Duct line support, maximum 10 feet, flex duct (see manufacturer’s instructions). IMC 603.10.
- ✓ Carbon Monoxide detectors required when a gas system / appliance has been installed. Must be installed per section IRC R313.4 and 313.4.1, GA Amendment.
- ✓ See Georgia IECC Appendix A, Air Sealing Keys Points.

Plumbing Dry-In

- ✓ Two (2) hose bibs – one at rear and one on the side. IRC R306.5, GA Amendment
- ✓ Waste line supported maximum of 48”. IPC Table 308.5
- ✓ All water lines in the unheated spaces must be insulated. IPC 305.6
- ✓ All plumbing line protected from nails and screws. IPC 305.8
- ✓ Straps (metal) for cuts in wood and notches to studs and top plates. IPC 305.8
- ✓ Maximum travel distance to a water heater installed in the attic is 20 feet from the attic access. IPC 502.3
- ✓ Water heaters must be sized to Table IPC 506, GA Amendment.
- ✓ The venting of the water heater temperature pressure relief valve and its drain line must comply with IPC 504.6 GA Amendments.
- ✓ The venting of the water heater’s auxiliary drain pan must comply with IPC 504.7.2.
- ✓ Water hammers on all fixtures with quick losing values (washing machines, dishwasher, icemakers, etc.). IPC 604.9.
- ✓ Minimum working pressure on all water service pipe of 160 psi. IPC 605.3.
- ✓ Minimum pressure rating of 100 psi on all hot water pipes. IPC 605.4
- ✓ A minimum of 1 vent pipe through the roof. IPC 917.7
- ✓ No copper lines can be used for gas lines in walls.
- ✓ Gas lines must have a minimum pressure of 10 psi.
- ✓ Corrugated Stainless Steel Tubing (CSST) shall be bonded directly to the electrical grounding system. The direct bonding will be made with a #6 AWG copper wire. IRC G2411.1.1, GA Amendment.
- ✓ See Georgia IECC Appendix A, Air Sealing Keys Points.

Electrical Dry-In

- ✓ Two separate circuits for kitchen area, minimum of 20 amps. NEC 210.52 (B)(1).
- ✓ Lights and receptacles in required locations. NEC 210 / 410 and NEC 210.52
- ✓ No panel shall be located in bathrooms, toilet rooms. NEC 240.24(E).
- ✓ Interconnected smoke detectors hard wired and with battery back ups. Located in every bedroom and outside the bedrooms, within 10', and at each level. IRC R313.2.
- ✓ No exposed wiring within six (6) feet of attic access. NEC 320.23(A).
- ✓ Whirlpool tub motor, etc., bonding required. NEC 680.74
- ✓ See Georgia IECC Appendix A, Air Sealing Keys Points.

Inspection #8: Insulation (1 inspection)

- ✓ R-13 exterior walls. IECC w/ GA Amendments, Chapter 5
- ✓ R-19 walls that back to attic space. IECC w/ GA Amendments, Chapter 5
- ✓ R-30 flat ceilings (no slopes, vaulted ceilings). IECC w/ GA Amendments, Chapter 5
- ✓ Insulation baffles to be installed adjacent to the soffit and eave vents, per 2009 IECC w/ GA Amendments Section 402.2.1.1
- ✓ Attic doors, hatches, and scuttle holes accessed from conditioned spaces to unconditioned spaces to be weather-stripped and insulated, per 2009 IECC w/ GA Amendments Section 402.2.3
- ✓ No blown in insulation on sloped or vaulted ceilings, insulation batts only. City of Rincon.
- ✓ Blown in insulation must be marked in attic my stapled paper rulers for depth and R-value. Blown insulation will be confirmed at the Pre-Final Inspection. City of Pooler.
- ✓ Paper vapor barrier must be installed toward the living space. IRC R318.1.
- ✓ Seal and insulate around windows and doors. IECC w/GA Amendments.
- ✓ Spray Foam insulation must be covered with a thermal barrier (1/2" drywall) unless it is approved to be installed with the foam exposed. IRC R314.4.
- ✓ Low-e glazing with the min. factor and solar heat gain coefficient. IECC w/ GA Amendments, Chapter 5.
- ✓ See Georgia IECC Appendix A, Air Sealing Keys Points.

Inspection #9: Pre-final (1 inspection)

- ✓ 911 address must be up and must be plainly visible and legible from the road or street. IRC R321.1.
- ✓ Blown in insulation must be marked in attic by stapled paper rulers for depth and R-value. Blown insulation will be confirmed at the Pre-Final Inspection. IECC w/ GA Amendments.
- ✓ Verify wiring sizes and breaker sizes in the main panels, sub panels, NEC 210.24, and that service cables are properly sized to disconnects, NEC Table 310.16, and coated with an anti-oxidant gel where they connect to the panel's lugs. NEC 110.14, NEC 300.6.
- ✓ Circuit breakers must contain a legible amp rating. NEC 110.9
- ✓ Not double tapping at the circuit breakers, panel lugs, etc. unless rated and labeled for more than one wire. NEC 110.14(A).

- ✓ Verify that the sub panel neutral buss bars are not grounded or bonded. NEC 250.24A5.
- ✓ All electrical receptacles, switches must be installed or the circuits must be capped with wire nuts. NEC 110.14(B).
- ✓ All junction boxes must be covered, NEC 314.28C, and are not to be installed on cabinet floors under sinks. NEC 314.15.
- ✓ If compressor is not set to a disconnect, the end of the to compressor circuit must be in a junction box. NEC 110.14(B).
- ✓ All appliances must be either completed or circuits must capped with wire nuts. NEC 110.14(B).
- ✓ Lights and receptacles in required locations. NEC 210 / 410 and NEC 210.52.
- ✓ Tamper Resistant Receptacles installed per NEC 406.11.
- ✓ See Georgia IECC Appendix A, Air Sealing Keys Points.

Inspection #10: Certificate of Occupancy (1 inspection)

- ✓ All sidewalks must be installed to property lines. City of Pooler
- ✓ Yard clean of all debris. City of Pooler.
- ✓ Trees per City of Rincon Tree Ordinance, one tree planted in the front yard for every 40’ of street frontage. Tree diameter must be a minimum 2”.
- ✓ Entire lot covered with sod, or the front and sides have sod and the back yard has been seeded and established growth is present. City of Pooler.
- ✓ 911 address must be posted on the house and must be plainly visible and legible from the road or street. IRC R321.1.
- ✓ Grading around homes, 6” drop in first 10’ feet. IRC 401.3.
- ✓ All smoke detectors functioning, interconnected, inside and outside of the bedrooms, on each floor, etc. IRC R313.2
- ✓ Carbon Monoxide detectors required when a gas system / appliance has been installed. Must be installed per section IRC R313.4 and 313.4.1, GA Amendment.
- ✓ Weep holes every 33” on center, even porches (brick veneer only). IRC R703.7.6
- ✓ All handrails installed and turned in towards the walls, all guardrails installed. IRC R312 and GA Amendment R312.1
- ✓ Guard rails required where vertical drop is greater than 30”, GA IRC Code Amendment R312.1.
- ✓ Stairs Handrail height, 34”-38”, IRC R-311.5.6.1
- ✓ Max. riser height = 7 3/4” and min. tread = 9”.GA IRC Code Amendments R311.5.3.1 and 311.5.3.2.
- ✓ All stairways require a handrail to be continuous and graspable R-311.5.6.3.
- ✓ Maximum tread on winder is 6” at the narrowest point and 10” at 12” from the inside point. R-3ll.5.3.2.
- ✓ Stairs minimum width is 3’. R311.5.1
- ✓ Hallway width a minimum of 3 feet. IRC R-3ll.3.
- ✓ Screened porches and screened decks, as well as those without screens, over 30” high require guards. IRC R312.1.
- ✓ Handrails are required on stairs with 4 or more risers IRC R-3ll.5.6.
- ✓ Verify tempered glass at exterior doors, windows within 5’ of tub drains, at required windows, etc. IRC R308.4
- ✓ Weather stripping around doors and attic. IECC w/ GA Amendments

- ✓ An air gap / high-loop installed on the dish washer drain line. IPC 409.2 IPC 608.2.
- ✓ Anti-tip device on the stove / oven. Manufacturer's Requirement.
- ✓ Water meter in plain site, installed to grade, and level. City of Pooler
- ✓ Water heater working properly, properly connected, and disconnect installed. IPC Sections 501 thru 504, NEC 422.31(B).
- ✓ Plumbing fixtures completed. Note: The water heater circuit breaker(s) must be on so that hot water can be verified at the left side of the fixtures. IPC 607.1 (GA Amendment), and 607.4.
- ✓ All bathrooms must have an exhaust fan that is vented to the outside directly, not to the soffit, attic, or crawl space. IRC M-1507.
- ✓ Ventilation fans (50 cubic feet per minute), or openable windows (3 sq. ft. window), must be installed in all bathrooms, water closet departments, and other similar rooms. IRC 303.3
- ✓ All exterior lines turned down for compressor, hot water heater, pan drain, must have secondary line for HVAC over door, or window. M1411.3, M1411.3.1, and M1411.3.2 (HVAC), and IPC 504.6, 504.7.1, and 504.7.2 (Water Heater).
- ✓ HVAC completed and functioning. IRC R303.8.
- ✓ Compressor matched in panel with correct breaker. Manufacturer's Data Plate.
- ✓ All electrical must be completed and with the panel(s) properly labeled. NEC 408.4.
- ✓ All arc fault breakers installed on the circuits and functioning, per NEC 210.12
- ✓ Lights and receptacles in required locations. NEC 210 / 410 and NEC 210.52
- ✓ High efficacy lamps installed at 50% of the light fixtures, or occupancy / vacancy sensors or an automated system be employed, per 2009 IECC w/ GA Amendments Section 404.1
- ✓ Tamper Resistant Receptacles installed per NEC 406.11.
- ✓ All GFCI installed and functioning. NEC 210.8 & NEC 680.71
- ✓ All GFCI marked on the receptacles. NEC 210.8
- ✓ Whirlpool has motor access. NEC 680.73.
- ✓ Hearth extensions on fireplaces installed 16" front, 8"side on less then 6 square feet, 20" front, 12" side, if over 6 feet square feet. IRC 1001.10
- ✓ Dryer vent cover installed, with damper. IRC M1502.2.
- ✓ Properly secure the pull down attic door frame (if installed) and the metal brackets with 16d nails or lag bolts to the ceiling framing, per the manufacturer's instructions.
- ✓ Garage wall and ceiling separation from resident and attic shall not be less then ½" gypsum board to garage side. IRC R309.2
- ✓ Garage ceiling beneath habitable rooms shall be not less then 5/8 type X gypsum board. IRC R309.2.
- ✓ A disappearing stairway with a minimum if 3/8" fire retardant structural panel is deemed to meet 20-min. thermal test based on ASTME 119 or deemed to have the fire resistance equivalent to ½" gypsum wallboard .R309.2 GA amendment 2007.
- ✓ Corrugated Stainless Steel Tubing (CSST) shall be bonded directly to the electrical grounding system. The direct bonding will be made with a #6 AWG copper wire. IRC G2411.1.1, GA Amendment.
- ✓ Head flashing installed over all exposed doors and windows where water penetration is possible, IRC 703.1 and 703.8.
- ✓ See Georgia IECC Appendix A, Air Sealing Keys Points.
- ✓ Energy Certificate installed at the electrical panel or the air handler, per 2009 IECC w/ GA Amendments Section 401.3.