

# TOP Reasons for Failed Plan Review or Inspections

## **Top Reasons Why Building Plans are Rejected for Single Family Construction:**

1. Supports not provided or properly documented for beams, point loads, offset load-bearing walls and columns.
2. Beams omitted from plans (porch beams, other beams)
3. Footing details omitted for foundation walls.
4. Piers or pier footing sizes not shown or not in accordance to Code.
5. Foundation vent calculations and cross venting not provided or in accordance with Code.
6. Attic vent calculations not supplied or not in accordance to Code.
7. Ceiling joists or floor joists omitted from plans.
8. Roof plans omitted unclear or lacking sufficient information.
9. Details for support of concrete or wood porch flooring.

## **Top Reasons for Building Inspection Failures in Single Family Construction**

### **Foundation**

1. Footer over excavated and/or improper fill.
2. Water in footer.
3. Re-bar not installed in footing per approved building plans.
4. Footing, water line, or sewer line depth inadequate.

### **Structural**

1. Fire-stopping and draft stopping.
2. HVAC chase not fireblocked at floor-to-floor in concealed framing.
3. Fireblocking at tub traps not installed.
4. Failure to follow engineered plan and specifications and/or not providing required documentation (plans, truss drawings, LVL information, etc.)
5. Trusses cut or modified on-site (attic access or stairs)
6. Girder trusses not nailed (or bolted) together per truss manufacturer's specifications.
7. House not ready when inspection is called. Items from previous list not corrected.
8. Failure to provide continuous bearing at the ends of gable trusses down to the foundation.
9. Roofing nails not permitted as structural fasteners at joist hangers.
10. #15 felt required over unprotected wood siding and under brick façade.
11. Wood shims under steel beams.
12. Improper notching and drilling of holes in structural wood.
13. Inadequate blocking between floor joists where a load-bearing wall is located above.
14. Improper caulking and weather-stripping around the exterior of the home.
15. Approved Plans and Building Permit not on site.



## **Top Reasons for Failed Inspections in Single Family Dwellings for:**

### **Electrical**

1. The house is locked.
2. Ground-fault circuit interrupter not installed on circuits feeding receptacles in bathrooms, garages, outside receptacles, crawl space, and kitchen counters.
3. Ground rod not driven flush or below finish grade with an approved ground clamp.
4. Non-metallic cable not secured within twelve inches (12") of boxes, within eight inches (8") for single gang device box and every four feet (4')
5. Grounding of all metal equipment - including metal device boxes.
6. Receptacles located so that no point along the wall space exceeds 6 feet without a receptacle (including wall spaces two feet wide and greater). Counter top space in kitchens so that no point along the wall of a counter exceeds two feet without a receptacle.
7. Nail plates where holes containing cables is less than 1 1/4" from edge of stud.
8. Over-current protection of appliances is not in accordance with manufacturer's instructions.
9. Panel-boards not labeled properly.
10. Required working clearances are not maintained at service equipment and panel-boards.
11. Wiring or boxes in return air plenum.
12. Back to back electric boxes not permitted in rated walls between dwelling units.

### **Heating and Air-Conditioning**

1. Job not ready for inspection.
2. Test on gas piping has leaked on rough-in and/or final inspection.
3. Equipment not installed in accordance with manufacturer's installation instructions.
4. Gas logs have not been installed in fireplace (part of listed equipment)
5. Equipment not vented properly (water heater, furnace ...).
6. Proper clearances of gas vent pipes.
7. Piping must be installed and tested from the outlet side of the first stage regulator to the house for LPG systems for final inspection.
8. Length of dryer vents exceeds maximum distance allowed and/or vent is not terminated a minimum of twelve inches (12") above finish grade.
9. Dryer duct improperly installed (screws used, flex duct in concealed space).
10. House locked.
11. Outside air not provided to gas fireplace or gas appliances in confined space.
12. Expansion tank for water heater not installed (when required)



## **Plumbing**

1. Job not ready for inspection.
2. Test leaks on drainage system and/or water system.
3. Nail plates, where needed for the protection of pipes.
4. House locked.
5. Water has not been turned on for final inspection.
6. Sewer and/or water connections not left open for final inspection.
7. Seal around all drains and pipes at wall and floor openings.
8. Pop-off valves not piped to a safe location.
9. Proper grade on all drain lines.
10. Anti-siphon device required at threaded hose connection.
11. Access (and/or ventilation) required to whirlpool tub motor.
12. PVC DWV required to be supported at 4' intervals.
13. Water softener discharge requires "air gap" where connected to drain.

## **Final**

1. No insulation at final inspection (attic access and/or flooring).
2. Clearances not maintained to combustible framing at fireplace/chimney (or similar appliance).
3. Handrail/guardrail not at required minimum height.
4. Handrail/guardrail doesn't meet graspability requirements or terminated at newel post or returned to post or wall.
5. Maximum opening in guardrails [ 4" except at triangular space created by tread/riser, which is [ 6".
6. ½" gypsum panel required on underside of wood panel of pull-down stairs in garage.
7. Tempered glass required at walls enclosing whirlpool tub (within 60" of floor of tub).
8. 22" x 30" access required to attic.
9. Appliances not operable upon final inspection (e.g., range, fireplace (gas)).
10. Final grading not done (grade required to slope away from foundations for drainage purposes).
11. Downspouts required to discharge a minimum of 5' away from foundation.

