



“The City Built for Family Living”

Building Department

CITY HALL – DEVELOPMENT SERVICES – BUILDING DEPARTMENT - SUITE G

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GENERAL INSPECTION LIST

Temp Pole: Temporary power for construction. All 120-volt receptacles must be GFCI protected. No holes in boxes or panel cover and pole/equipment must be secure and properly grounded. Oncor Electrical Service Guideline 2021, Section 600 temporary service installations. **THERE MUST BE AN ADDRESS FOR THE LOT POSTED ON SITE FOR THIS INSPECTION AND ALL SUBSEQUENT INSPECTIONS.**

Plumbing Underground: All piping installed according to 2015 International Plumbing Code. Pipe bedding must be free of all large rocks. Hot water piping shall be insulated and copper piping shall be sleeved to protect it from concrete. All drainage piping shall be tested with a minimum 10-foot head of water. All temporary water connections shall be protected for backflow with approved device. Pipes running through beams need to be sleeved with pipe 2x pipe size and all pipes protruding through slab must be wrapped with at least ¼” material.

Concrete Slab: Beam ditches shall extend a minimum of 12 inches below finished grade and must be free of large rocks, trash and other debris. Minimum rebar in beams is #4 with two on top two on bottom and #3 on 12-inch centers in slab mat. All steel will be tied alternating at all intersections. A minimum lap of 12 inches will be maintained. A 6 mil. polyethylene vapor barrier with a minimum of 6-inch laps at all joints will be maintained throughout entire slab and beams. All penetrations will need to be sealed. **PLANS NEED TO BE ONSITE.**

Wind Bracing: Inspection for structural wind bracing before house wrap or siding is installed. Proper wind bracing shall be installed within 10 feet of all corners of exterior walls and every 20 feet on all long walls. If engineered plans, plans will need to be onsite for inspection.

FEMPE: Framing, Electrical, Mechanical, Plumbing Stack out, and Energy. This inspection must be made prior to the installation of insulation or closing of any walls:

1. Frame: Verify span or rafters, joists, headers, etc., and anchoring methods. Anchor bolts or straps are to be no more than 6 ft. apart, and within 1 ft of every splice (both sides of the splice). All sole plates must be treated. Ensure that all required safety glazing is in place near all tub/shower units. Verify that fire blocking is in place around chimneys, at all ceiling height changes, and where applicable. Inspect minimum requirements for stairs, maintaining required head space and clearances (winders). Walkways (minimum 22” wide and 20’ long) are required from attic access to working side of all mechanical/plumbing equipment. 30” workspace is required in front of appliances in attic spaces. Safety egress

(window/door) for bedrooms is required (Chapter 10, 2015 International Building Code). Need to seal walls behind tub/shower if on an exterior wall per 2015 International Energy Conservation Code.

2. Electrical: Verify circuit layout and conductor size. Four (4) wire cable to dryer, range and feeder panels required. Confirm smoke detector locations (in every sleeping quarter and within 15' of outside of sleeping quarters), minimum required, and all are interconnected. Receptacle layout (6' for an opening and every 12') and nail protection when needed. Lavatories are to have a receptacle for each basin within 3'. Ensure proper connections and grounding of all metal boxes.

3. Mechanical: Ensure ductwork is properly installed and supported in accordance with the manufacturer's recommendation, and not damaged. Dryer vent/riser properly vented (not to exceed 35' in length) with nail protection. Exhaust fans in restrooms ducted the outside. Verify fresh air intake.

4. Stack out: Verify all piping is properly installed and protected. Hot water piping shall be insulated. Look for colored primer on plastic fittings and joints. Inspect water test on drainage piping and on two-story water test (minimum of 5' head on lavatory). Verify that shower temperature control devices are used on shower/tub combinations, and they are secured to a brace. Ensure fixture supply lines are properly braced. Gas lines shall be properly sized and anchored. Gas test on piping with a diaphragm gauge and 10 psi. All copper and gas piping passing through or imbedded in brick walls are to be protected from contact with mortar. Verify insulation and sealing behind tub and shower on exterior walls in accordance with 2015 International Energy Conservation Code.

5. Above Ceiling: Electrical, mechanical and plumbing inspection above suspended ceilings.

6. Fire Walls: Inspect tenant separation of duplex, multi-family and lease separation before being concealed.

7. Energy Compliance: Ensure compliance of the energy codes for sealing all exterior and top plate penetrations. The inspector must verify Solar Heat Gain Coefficient (SHGC) of 0.25 or less, U-factors of .40 or less, sealing of air infiltration openings, sealing of window and door frames, duct work insulation R-values and sealing requirements, and appropriate recessed lighting fixtures.

Batt Insulation: Inspect the wall and cavity insulation placement and R-values (R-values need to face outward).

Yard Line: Inspect water and sewer lines before burial. Look for colored primer and proper cleanouts (every 100' or over 90 bend) installation and locations. Trench and fill must be free of damaging rocks.

Flat Work: Inspect for adequate reinforcement material. Driveways and approaches to be doweled 18" on center as well as sidewalks through all cold joints and expansion joints and 6" deep at approach. No more than 40' between expansion joints.

Temp Final: Temporary final to release power to the structure. Service must meet all code requirements, have at least 1 breaker and 1 plug, inside panel cover on and building must be securable.

Final: Building construction is complete and the following verified. All electrical, plumbing, and mechanical equipment, fixtures, and devices will be properly installed and in working order. Proper labeling of electrical panels and GFCI protected circuits is in place. Smoke detectors working and interconnected. All required backflow devices installed and operational. Water meter and sanitary sewer cleanouts uncovered and accessible. Driveway and sidewalks complete and structure is properly addressed. Verify placement of certification on electric panel, attic insulation and markers within the attic. Check water pressure and locking freon caps on condensing units. If a pulldown attic stair unit is not installed then the contractor will provide the inspector with an appropriate ladder. Attic lighting must be operable. Duct test and blower door test will need to be uploaded to permit for final inspection.

Certificate of Occupancy: Official release of building or structure after final. This inspection must be complete and passed **PRIOR TO OWNER OCCUPANCY**. Failure to obtain a certificate of occupancy shall be a violation of the ordinance.

Other Inspections:

Other: When required by Building Department.

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