



INSPECTION GUIDELINES

GENERAL PROCEDURES

All Inspectors shall read and become familiar with these procedures

Inspections carried over from the previous working day shall be given priority and must be performed first.

Inspection cancellations must be documented on the comment line with the name and telephone number of the person that requested it and the time of the request.

When a jobsite is not accessible always leave a tag and record in the comments line "Left tag at....."

The work shall be inspected for compliance with the permit plans and the applicable Code (FBC or SFBC).

The permit holder (contractor or owner builder) is responsible for the job and shall inspect the work and ascertain it meets code requirements before calling for inspection.

Temporary buildings and sheds used exclusively for construction purposes are exempt of a building permit (Zoning Permit required). Mobile homes used as temporary offices are required to comply with the requirements of F.S. Chapter 553, Part V relating to accessibility by individuals with disabilities.

Verify that you are recording the inspection result on the correct permit card.

All documents that you receive in the field from the permit holder shall contain the permit number on every page, the date and the inspector name and signature

Be thorough conducting the inspection and recording the results. List all deficiencies. When too many deficiencies are found, indicate on permit card "others". This will alert the inspector performing the re-inspection later on to perform a thorough inspection and not only a follow up of the items listed.

When performing a partial inspection clearly write on the comment line the portion of work you are approving. Highlight the location of approved area on permit plans initial, date and cross reference drawing number on comment line. For large projects use a log. Write comments on permit card as well. Review completely previously denied partial inspections and approve or denied as required. If denied, include in your comments the corrections that are needed for approval.

Close partial inspections in a timely manner.

Always write on the permit card the date of the inspection; print your name and sign.

As a courtesy to Owners and Contractors alert them of code changes.



INSPECTION GUIDELINES

GROUND ROUGH (RESIDENTIAL)

Plumbing

Building permit and approved set of plans	<input type="checkbox"/>
Building permit on the card is the same as on the route	<input type="checkbox"/>
If this is not the first inspection, read inspection records and notes on permit card	<input type="checkbox"/>
Check for Notice of Commencement. FBC 105.8	<input type="checkbox"/>
Check building drain, branches, building sewer for proper sizing, slopes and depth. FBC Tables (R) 3005.4.1, (R) 3005.4.2	<input type="checkbox"/>
Check vents for proper sizing for fixtures served. FBC (R) 3101 through 3114	<input type="checkbox"/>
Check piping for proper support/strapping/sleeving/foundation clearances/ and backfill material. FBC (R) 2605	<input type="checkbox"/>
Check piping leaks. FBC (R) 2503.5.1, (R) 2503.5.2	<input type="checkbox"/>
Check for approved materials or defective materials. FBC (R) 3002	<input type="checkbox"/>
Check for water test with 5 feet of head. FBC (R) 2503.5.1	<input type="checkbox"/>
Check for required clean-outs/number/location/distance separation. FBC (R) 3005.2	<input type="checkbox"/>
Check for minimum clearance of 5 feet between water and sewer lines. FBC (R) 2904.4.2	<input type="checkbox"/>
Check that wet-vent size/fixture count is approved to plan/code. FBC (R) 3108	<input type="checkbox"/>
Check that all pipe openings are capped throughout the construction of the job.	<input type="checkbox"/>
Check for adequate clean-outs/size/distance separation. FBC (R) 3005.2 through 3005.2.11	<input type="checkbox"/>
Check for test of building sewer. FBC (R) 2503	<input type="checkbox"/>



INSPECTION GUIDELINES

ROUGH (RESIDENTIAL-1)

Plumbing

Building permit and approved set of plans	<input type="checkbox"/>
Building permit on the card is the same as on the route	<input type="checkbox"/>
If this is not the first inspection, read inspection records and notes on permit card	<input type="checkbox"/>
Closet stub above finish floor level, and 15" from center of stub to any side finished wall. FBC (R) 307.1	<input type="checkbox"/>
Check that approved materials are used. FBC (R) 2608	<input type="checkbox"/>
Check for properly sized waste and vent piping. FBC (R) 3005.4, FBC (R) 3113, 3114.	<input type="checkbox"/>
Check for proper backing support of wall hung fixtures. FBC (B) 2318.1.15, FBC (6) 2517.5.1.1, FBC (B) 2517,5.1.2, FBC (B) 2517.5.1.3	<input type="checkbox"/>
Check for proper test of waste and vent systems. FBC (R) 2503	<input type="checkbox"/>
Check vent termination above roof has minimum horizontal projection of 10 feet from any window, door or air intake. FBC (R) 3103.5, FBC (R) 3103.6.	<input type="checkbox"/>
Check vent termination above roof is a minimum of 6 inches. FBC (R) 3103.1	<input type="checkbox"/>
Check that cleanouts are accessible and have access covers. FBC (R) 3005.2.5	<input type="checkbox"/>
Check that horizontal vents are 6 inches above fixture overflow level. FBC (R) 3104.5	<input type="checkbox"/>
Check relief line for proper size/material/termination point. FBC (R) 2803.6.1.1	<input type="checkbox"/>
Check that fire-stopping system complies with approved plans. FBC (R) 324	<input type="checkbox"/>
Check for adequate cleanouts/size/distance separation. FBC (R) 3005.2-11	<input type="checkbox"/>



INSPECTION GUIDELINES

ROUGH (RESIDENTIAL-2)

Plumbing

Check for properly sized water pipe. FBC (R) 2903.1	<input type="checkbox"/>
Check for proper test of water. FBC (R) 2503	<input type="checkbox"/>
Check shower pans are of approved ASTM-D 4068, ASTM-D 4551, 40-mil material, and minimum of 900 square inches. FBC (R) 2708.1, FBC (R) 2709.2, FBC (P) 417.5.2.1.	<input type="checkbox"/>
Check for proper slope to shower receptors. FBC (R) 2709.3	<input type="checkbox"/>
Check that showers/tubs are filled with water for test. FBC (R) 2503.5.2	<input type="checkbox"/>
Check for anti-scald tub/shower diverters. FBC (R) 2708.3	<input type="checkbox"/>
Check water service control valve accessibility/location. FBC (R) 2903.9.1	<input type="checkbox"/>
Check water heater drain pan line/size and termination point. FBC (R) 2801.5.1, 2801.5.2	<input type="checkbox"/>
Check water service installation. FBC (R) 2904.4, 2904.4.1	<input type="checkbox"/>
Check for presence of leaks/proper materials have been installed. FBC (R) 2904.8, FBC (R) 2608.1, FBC(R) 2608.2.	<input type="checkbox"/>
Check for required house valve located outside near building wall and curb or property line. FBC (R) 2903.9.1	<input type="checkbox"/>
Check for accessibility of all control valves. FBC (R) 2903.9.3	<input type="checkbox"/>
Check for correct minimum sizing of water lines. FBC (R) 2903.7 through 2903.8, table 2903.2b	<input type="checkbox"/>
Check for minimum 12-inch cover over top of pipe. FBC (R) 2603.6, (R) 2604.3	<input type="checkbox"/>
Check that no existing metallic water service piping used for electrical grounding has been replaced with non-metallic pipe or tubing until other ground means are provided. FBC (P) 601.3	<input type="checkbox"/>



INSPECTION GUIDELINES

SEWER (RESIDENTIAL)

Plumbing

Building permit and approved set of plans	<input type="checkbox"/>
Building permit on the card is the same as on the route	<input type="checkbox"/>
If this is not the first inspection, read inspection records and notes on permit card	<input type="checkbox"/>
Check for piping/fittings of approved materials. FBC (R) 3002.2, Table 3002.1 Fittings, and Table 3002.2, Pipe	<input type="checkbox"/>
Check for approved adapters used between dissimilar materials. FBC (R) 3003.18	<input type="checkbox"/>
Check for adequate cleanouts/size/distance separation. FBC (R) 3005.2 through 3005.2.11	<input type="checkbox"/>
Check for water test of building sewer. FBC (R) 2503.4	<input type="checkbox"/>
Check that pipe is laid on firm soil bed or adequate support. FBC(R) 2604.1, FBC (R) 2605.1 (1,2, 3,4).	<input type="checkbox"/>
Check for proper grade of pipes. FBC (R) 3005.4.	<input type="checkbox"/>
Check proper angle of repose for all piping installed in trenches excavated below footer/foundation. Verify work is outside of 45-degree angle. FBC (R) 2604.4	<input type="checkbox"/>
Check for 5 feet clearance between water and sewer lines. FBC (R) 2904.4.2	<input type="checkbox"/>
Check for minimum backfill cover over pipes. FBC (R) 2604.3	<input type="checkbox"/>



INSPECTION GUIDELINES

FINAL (RESIDENTIAL)

Plumbing

Building permit and approved set of plans	<input type="checkbox"/>
Building permit on the card is the same as on the route	<input type="checkbox"/>
If this is not the first inspection, read inspection records and notes on permit card	<input type="checkbox"/>
Check that the number of fixtures installed is shown on approved plan and stated on the Permit.	<input type="checkbox"/>
Check for approved fixtures, defective material. FBC (R) 2701.1, Table 2701.1	<input type="checkbox"/>
Check for water hammer or pipe vibration. FBC (R) 2903.5	<input type="checkbox"/>
Check water heater size (gallons), energy efficiency, heat trap, heat recovery, relief valve and line, control valve. FBC (B) 13-412. FBC (P) 504.4, FBC (P) 504.6.	<input type="checkbox"/>
Check cleanouts for accessibility/number. FBC (R) 3005.2.5	<input type="checkbox"/>
Check hose bibs have siphon breakers. FBC (R) 2902.3	<input type="checkbox"/>
Check installation of all fixtures. FBC (R) 2705	<input type="checkbox"/>
Check for minimum fixture clearances. FBC (R) 2705.1(1,2,3,4,5,6,7,8)	<input type="checkbox"/>
Check for piping insulation. FBC (B) 13-411 ABC.2, FBC (B) 13-412. ABC 3.2.4	<input type="checkbox"/>
Check that proper permits have been pulled for all work installed. FBC (B) 105	<input type="checkbox"/>
Check that water meter has been installed by water purveyor.	<input type="checkbox"/>
Check that property cleanout has been brought to grade, if installed in driveway check that a cast iron cleanout with brass plug/or installed in protective box with metal cover. FBC (P) 708.4	<input type="checkbox"/>



INSPECTION GUIDELINES

PRESSURE TEST (RESIDENTIAL)

Gas

Building permit and approved set of plans	<input type="checkbox"/>
Building permit on the card is the same as on the route	<input type="checkbox"/>
If this is not the first inspection, read inspection records and notes on permit card	<input type="checkbox"/>
Check for minimum pressure test. FBC (R) 2417	<input type="checkbox"/>
Check for length of piping section in relation to flow, BTU requirements, compliance with approved plans and sizing. FBC (R) 2413	<input type="checkbox"/>
Check all gas piping installed under a slab is to FBC/Gas for being installed in a conduit or sleeve, vented and sealed. FBC (R) 2415.11	<input type="checkbox"/>
Check for proper clearance, depth of cover, corrosive protection. FBC (R) 2415.9	<input type="checkbox"/>
Check that approved materials are used. FBC (R) 2414	<input type="checkbox"/>
Check all outlets are capped. FBC (R) 2417.6.2	<input type="checkbox"/>
Check that gas shut off valves is accessible. FBC (R) 2420.1.3	<input type="checkbox"/>
Check piping materials installed. FBC (R) 2414	<input type="checkbox"/>
Check annular space to be sealed between pipe and sleeve. FBC (R) 2415.4	<input type="checkbox"/>



INSPECTION GUIDELINES

FINAL (RESIDENTIAL)

Gas

Building permit and approved set of plans	<input type="checkbox"/>
Building permit on the card is the same as on the route	<input type="checkbox"/>
If this is not the first inspection, read inspection records and notes on permit card	<input type="checkbox"/>
Check piping has been bonded by electrician. FBC (R) 2411.1	<input type="checkbox"/>
Check for proper make-up air. FBC (R) 2407	<input type="checkbox"/>
Check that gas water heater in a garage complies w/ FBC (R) 2408.2 & 2408.3	<input type="checkbox"/>
Check flue ventcap. FBC (R) 2427.6.3	<input type="checkbox"/>
Check required slope of gas vent. FBC (R) 2427.10.8	<input type="checkbox"/>
Check that no gas valves are in concealed locations. FBC (R) 2420.1.2, FBC (R) 2420.1.3	<input type="checkbox"/>
Check that LP tanks have minimum distance required from source of ignition. FBC (R) 2412.2	<input type="checkbox"/>
Check that LP tanks have minimum distance required from property line. FBC (R) 2412.2	<input type="checkbox"/>
Check regulator vent opening prevents the entry of water or foreign objects. FBC (R) 2421.3	<input type="checkbox"/>
Check that gas shut off valves are accessible. FBC (R) 2420.1.3	<input type="checkbox"/>



INSPECTION GUIDELINES

POOL PIPING (RESIDENTIAL)

Plumbing

Building permit and approved set of plans	<input type="checkbox"/>
Building permit on the card is the same as on the route	<input type="checkbox"/>
If this is not the first inspection, read inspection records and notes on permit card	<input type="checkbox"/>
Check filtering system for proper sizing. FBC (R) 4101.20	<input type="checkbox"/>
Check supply and vacuum lines have 35 pounds per square inch pressure test/approved piping material. FBC (R) 4101.12, FBC (R) 4101.4.1	<input type="checkbox"/>
Check for clean backfill. FBC (R) 2604.1	<input type="checkbox"/>
Check for provision of pressure gauges on effluent and influent lines. FBC (R) 4101.6.2	<input type="checkbox"/>
Check for provision of back washing system. FBC (R) 4101.20	<input type="checkbox"/>
Check for proper sizing of main drain/suction lines. FBC (R) 4101.6.3	<input type="checkbox"/>
Check for provision of backflow protection. FBC (R) 4101.9	<input type="checkbox"/>
Check water supply for backflow protection to pool. FBC (R) 4101.9	<input type="checkbox"/>
Check all suction lines to be minimum of 2 inches and no short turn 90-degree elbows below grade. FBC (R) 4101.6.3	<input type="checkbox"/>
Check that horsepower of pumps corresponds with horsepower size shown on plans.	<input type="checkbox"/>
Check for safety cap on vacuum line. FBC (R) 4101.6.6	<input type="checkbox"/>
Check for anti-vortex cover on drain. FBC (R) 4101.6.6	<input type="checkbox"/>
Check that skimmer access cover is not covered over by patio or deck material.	<input type="checkbox"/>
Check pool design is in accordance with approved plan. FBC (R) 105.4	<input type="checkbox"/>
Check pool piping is identified by marking suction, return, vacuum, etc. FBC (R) 4101.20.1.2	<input type="checkbox"/>
Check for minimum number of returns. FBC (R) 4101.21.5	<input type="checkbox"/>
Check for one skimmer for first 800 square feet and one additional for each 200 square feet over that. FBC 4101.21.2	<input type="checkbox"/>
Conformance Standard ANSIINSPI 3, 4, 5, 6, ANSIINSPI 7	<input type="checkbox"/>