



RESIDENTIAL INSPECTION REFERENCE CHECKLIST

1. This is only a reference guide and shall not be interpreted to be an all-encompassing checklist of requirements.
2. Applicants and contractors are responsible for construction in accordance with their approved plans and at least to the minimum mandatory building code requirements, regardless of any oversights attributed to the City of Statesboro Building Department
3. Any deviations from the approved plans may require documentation and/or a letter from the design architect/engineer.
4. The building inspector may require additional documentation, testing and/or clarification from the applicant, design architect/engineer and/or testing company/lab, at any time in order to ensure code and/or approved plan compliance.
5. If the structure falls within a Special Flood Hazard Area (SFHA), it must comply with certain minimum standards per FEMA regulations and/or the City of Statesboro Flood Ordinance.

Code of Ordinances Chapter 14 Article I Sec. 14-1. - Adoption and enforcement of Technical Codes.

- INTERNATIONAL BUILDING CODE, 2024 EDITION, WITH GEORGIA AMENDMENTS
- INTERNATIONAL RESIDENTIAL CODE, 2024 EDITION, WITH GEORGIA AMENDMENTS
- INTERNATIONAL FIRE CODE, 2024 EDITION, WITH GEORGIA AMENDMENTS
- INTERNATIONAL PLUMBING CODE, 2024 EDITION, WITH GEORGIA AMENDMENTS
- INTERNATIONAL MECHANICAL CODE, 2024 EDITION, WITH GEORGIA AMENDMENTS
- INTERNATIONAL FUEL GAS CODE, 2024 EDITION, WITH GEORGIA AMENDMENTS
- NATIONAL ELECTRICAL CODE, 2023 EDITION, WITH GEORGIA AMENDMENTS
- INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS
- INTERNATIONAL EXISTING BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS
- INTERNATIONAL SWIMMING POOL AND SPA CODE, 2024 EDITION, WITH GEORGIA AMENDMENTS
- INTERNATIONAL PROPERTY MAINTENANCE CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS
- **FOR INFORMATION AND QUESTIONS REGARDING THE LIFE SAFETY CODE (NFPA 101) OR THE GEORGIA ACCESSIBILITY CODE PLEASE CONTACT THE STATE FIRE MARSHAL'S OFFICE. Phone:(404) 656-2064**

**BUILDING INSPECTIONS (912)-764-0630
FIRE INSPECTIONS (912)-212-2326**

email: planning.development@statesboroga.gov

Community Core: <https://app.communitycore.com/app/account/login>

1-1-2026

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Prior to Requesting First Inspection:

- ☐ Post job box with permit, approved stamped plans and approved site plan. Permit and plans are to remain on site until the C/O is issued
- ☐ Post the lot number of the job site until C/O is issued *IRC R319.1*
- ☐ Chemical toilet must be on site prior to the first inspection *IRC R306 with Ga. Amendment*
It shall not be located on or near a storm inlet or curb inlet box nor shall it be located in the street.
- ☐ If/when trash bin (roll off) is present, it must be located on the site and not in the road.
O.C.G.A. 16-11-43

Saw Pole (1 inspection)

- ☐ Pole must be securely and firmly installed in the ground
- ☐ Minimum size # 8 grounding conductor to ground rod w/suitable clamp *NEC 250*
- ☐ Proper conductor sizes *NEC 110.6*
- ☐ 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 *NEC 250.92(2) & NEC 250.28(A)*.

Footings-Stem Wall (1 inspection)

- ☐ Setbacks – All string lines must be pulled from all property corners or form board check signed by surveyor must be submitted. Setbacks at the property must agree with the setbacks on the building permit application and the approved plans.
- ☐ Footings shall be on natural soil or engineered fill and must be 12” into the soil *IRC R403.1.4, A*
- ☐ Footings per plans
- ☐ Reinforcement rods as per plans
- ☐ Vertical bars to be at 4’ OC or as per plans (can be wet set, but must be bent and on site)
- ☐ Additions must tie existing footing to the new footing according to approved plans.
- ☐ Pier pads to be constructed as per plans.
- ☐ No organic material *IRC R408.5*

Plumbing Under Slab (1 inspection)

- ☐ Horizontal drainage piping slope between 1/8”-1/4” (*IRC 3005.3*)
- ☐ 10’ stack pipe must be full of water for 15 minutes (*IRC 2503.4*) or vacuum tested (*IPC 312.4*)
- ☐ Pipes through foundation walls and scoop footings must be sleeved w/pipe 2 sizes larger and foamed on both ends. (*IRC 2603.4, and 2606.1*)

Slab-Stem Wall (1 inspection)

- ☐ Cover slab with 6-mil vapor barrier *IRC R506.2.3.*
- ☐ Bond Beam as per plans
- ☐ Scoop footings must be to plans
- ☐ No organic material *IRC R408.5*
- ☐ Minimum slab thickness, 3½” *IRC R506.1 and ICC 600*
- ☐ Anchor bolts per plans. (Minimum. bolt space 6’ and 12’ from plate break) *IRC R403.1.6*
-Townhomes require the same on Interior braced and bearing walls. *IRC R403.1.6.1 (2), (3)*

Monolithic Slab (1 inspection)

- ☐ Setbacks – All string lines must be pulled from all property corners or form board check signed by surveyor must be submitted. Setbacks at the property must agree with the setbacks on the building permit application and the approved plans.
- ☐ The total depth of a mono slab is 20" (8" above ground and 12" in ground) *IRC R317.1, R403.1.4*
- ☐ Termite Treatment *IRC R318*
- ☐ Mono slab and scoop footings as per approved plans
- ☐ Anchor bolts per plans. (Minimum. bolt space 6' and 12' from plate break) *IRC R403.1.6*
-Townhomes require the same on Interior braced and bearing walls. *IRC R403.1.6.1 (2), (3)*
- ☐ All mono slabs must have a minimum of a 6-mil vapor barrier *IRC R506.2.3*
- ☐ No organic material *IRC R408.5*
- ☐ Footings and Slabs per plans/ IRC min. requirements

Sub-Floor (1 inspection)

- ☐ Size Girders and header to span *IRC R502.5*
- ☐ Size joists to span *IRC R502.3*
- ☐ Structural sheathing thickness per *IRC Table R503.2.1.1(1)*
- ☐ Floor bracing (Bridging) – full depth blocking, perpendicular to floor framing members spaces at each end of floor system spaced 8' *IRC R502.7.1*
- ☐ Floor structure clearance from ground *IRC R317.1*
- ☐ Ventilation – within 3 feet of all corners, then one (1) square foot of ventilation for every 150 square foot of building space *IRC R408.1 & R408.2*
- ☐ Remove all debris from the crawlspace *IRC R408.5*
- ☐ Pressure treated floor joist, girders, etc. within 18" of earth *IRC R317*
- ☐ Floor joist need hangers or approved ledger *IRC R502.6*
- ☐ Access equipment in wall/floor must have not less than 30" high and 22" wide clearance with maximum distance to equipment 20' *IRC M1305.1.4 with GA Amendment*

Nailing (1 inspection)

- ☐ **NOTE:** No house wrap can be installed until the nailing inspection is approved.
- ☐ Exterior straps, hold downs and/or clips per plans
- ☐ Nail spacing 6" on the seams and 12" in the field or as per plans *IRC R602.3(3)*
- ☐ Sheathing must attach to the top member of the double top plate
- ☐ Exterior sheathing must overlap at the floors
- ☐ Sheathing thickness per *IRC Table R503.2.1.1(1)*
- ☐ Purlin blocking required on all seams of the wall sheathing

Rough-In Inspections (4 inspections together)

(1) Mechanical Rough-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" and big enough to remove largest appliance. *IRC M1305.1.3*
- ☐ Attics containing appliances or mechanical equipment service shall be accessible by pull down stairs or other permanent steps and at a minimum be sized to allow the removal of the largest appliance. *Ga. Amendment R807*
- ☐ Units set with pan, and drains for condensation. *IRC M1411*
- ☐ Dryer Vent vertical through roof needs clean out. *IMC 504.3*
- ☐ Heat source required in all habitable rooms. *IRC R303.9*
- ☐ All "hub" type condensation drains must be equipped with a priming mechanism to prevent them from drying out.
- ☐ Flexible air-connectors limited to maximum 14' (IMC 603.6.2.1 with GA Amendments)
- ☐ Ducts shall be installed and sealed (output and input) *IRC1601.4.1, with GA Amendment*
- ☐ Duct line support, maximum 10', flex duct *Manufacturers instructions and IMC 603.10*
- ☐ Electric Cloths Dryer Exhaust max. 35', minus bends (IRC 1502)
- ☐ Exhaust Ducts shall terminate to the exterior of the building (IRC 1504.3)
- ☐ **NOTE: See Georgia IECC Appendix A, Air Sealing Keys Points.** (Found on DCA website)

(2) Plumbing Rough-In

- ☐ Two (2) hose bibs – one at rear and one on the side *IRC CH 27*
- ☐ 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*
- ☐ Metal straps for cuts in wood and notches to studs and top plates. (Less than 1 ½" to member edge) Min. 2" above sole plates and below top plates *IPC 305.8*
- ☐ Maximum travel distance to a water heater installed in the attic is 20' from the attic access (exception 50' requirements) *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 with 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 closing valves (washing machines, dishwasher, icemakers, etc.). *IPC 604.9*
- ☐ Minimum working pressure on all water service pipe 160 psi *IPC 605.3*
- ☐ Required vent: not less than one vent pipe that extends to outdoors *IPC 904, IPC 917.7*
- ☐ Roof vent covers installed *IPC 305.5*
- ☐ Structural safety: load bearing walls stud face 5/8" min, bored holes dia. 40% of stud width 60% of stud width if stud double, notch 25% of stud width max *IPC 307*
- ☐ Minimum pressure rating of 100 psi on all hot water pipes. *IPC 605.4*
- ☐ Gas lines must have a minimum pressure of 10 psi.
- ☐ Water lines test pressure min. 60psi
- ☐ Required test on DWV (Filled with water) *IPC 312*
- ☐ Corrugated Stainless Steel Tubing (CSST) shall be bonded directly to the electrical grounding system. The direct bonding shall be made with a #6 AWG copper wire *IRC G2411.1.1*
- ☐ **NOTE: See Georgia IECC Appendix A, Air Sealing Keys Points.** (Found on DCA web site)

(3) Electrical Rough-In

- ☐ **NEC2023 & Georgia Amendments**
- ☐ Two separate circuits for kitchen area, minimum 20 amps *NEC 210.52 (B)(1)*
- ☐ Conductor sizes *NEC Table 310.15(B) & 310.16*
- ☐ Required Receptacle outlets *IRC Chapter 39, & NEC 210.52*
- ☐ Required Lighting outlets *IRC Chapter 39, & NEC 210.70/410*
- ☐ Required Branch Circuits *NEC 210*
- ☐ Wiring Integrity (free of damage) *NEC 110.07*
- ☐ Equipment marking *NEC 110.21*
- ☐ Identification of disconnection means *NEC 110.22*
- ☐ Clearance for panel boards 36"x30" *NEC 110.26*
- ☐ Panels shall located in accordance with *NEC 240.24(E)*
- ☐ Service Entrance cables shall be supported by straps or other approved means within 12" of every service head or connection to an enclosure and at intervals not exceeding 30" *NEC 230.51*
- ☐ Protection against physical damage bored holes less than 1 1/4" to edge needs nail guard, notches in wood need nail guard, in both exposed and concealed locations cables parallel to framing members and furring strips shall be installed and supported so that the nearest outside surface of cable is not less than 1 1/4" from the nearest edge of the framing *NEC 300.4*
- ☐ Box fill calculation *NEC 314.16*
- ☐ Ground clamps in receptacles *NEC 250*
- ☐ NM cables shall be supported and secured by staples, cable ties, straps etc not exceeding 4 1/2' *NEC 334-30*
- ☐ Lighting in closets: minimum to shelf: 12" surface-mounted, 6" for surface-mounted, 6" for recessed *NEC 410-16*
- ☐ Smoke alarms *IRC 314*
- ☐ Carbon-Monoxide alarms *IRC 315 & Ga. Amendments*
- ☐ No smoke detector within 36" of ceiling fans, or supply registers.
- ☐ No smoke detector within 36" horizontal path of bathroom door or kitchen door.
- ☐ No exposed wiring within six (6) feet of scuttle hole & seven (7) feet of attic access with stairs without guards. (*NEC 320.23*)
- ☐ Whirlpool tub motor, bonding required *NEC 680.74*
- ☐ Islands and Peninsular receptacle outlets must meet *NEC 210.52(C)(2)* (Ga. Amendment)
- ☐ **NOTE: See Georgia IECC Appendix A, Air Sealing Keys Points.** (Found on DCA web site)

15 amp	14g	White
20 amp	12g	Yellow
30 amp	10g (5KW)	Orange
40-45amp	8g (7.5KW)	
60amp	6g (10KW)	
2awg	150amp	
4awg	200amp	

(4) Framing Inspection

- ☐ Sill or bottom plate has anchor bolts, mud sills, etc., installed correctly. (As per Code/Plans)
- ☐ Gable wall blocking, and bracing as per plans
- ☐ Hurricane clips on every roof rafter
- ☐ Joist bearing min 1.5" on wood or 3" on masonry *IRC 502.6.2*
- ☐ 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 with 20min. rating *IRC R302.5.1 IRC R302.6*
- ☐ Garage wall and ceiling separation 1/2" drywall from residence and attic shall not be less than 1/2" gypsum board to garage side *IRC R302.6 Penetrations 302.6* also no duct openings in garage *IRC R302.5.2*
- ☐ Garage ceiling beneath habitable rooms shall be not less than 5/8" Type X gypsum board. *IRC R302*
- ☐ Egress windows must meet 5.0sf 1st floor and 5.7sf 2nd floor (min. width 20" and height 24") (*IRC 310.1.1 and Exception*)

- ☐ Joist boring or notching with middle 1/3 span, holes 2" from top or bottom in outer 1/3 span. notching 1/4" min maximum depth – 1/6" depth or notch at end for ledger *IRC Figure R502.8*
- ☐ Floor Framing *IRC Chapter 5*
- ☐ Maximum height on 2"x4" studs (Load 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 R302.8 and R602.8*
- ☐ All notches/cuts must be strapped with metal FHA straps 1 1/2" wide across and 1 1/2" at each side and extend minimum 6" past the opening. *IRC R602.6.1 and Figure R602.6.1*
- ☐ Top Plate installed to provide overlapping at corners and intersections with bearing partitions. End joints in top plates shall be offset at least 24" *IRC R602.3.2*
- ☐ Attic opening rough opening 22"x 30" head height min 30" *IRC R807.1 and M1305.1*
- ☐ Attics containing appliances or mechanical equipment service shall be accessible by pull down stairs or other permanent steps and at a minimum be sized to allow the removal of the largest appliance. *Ga. Amendment R807*
- ☐ Attic access double framed and hanger/ledger
- ☐ Steel Wall Framing *IRC R603*
- ☐ 2"x 6" collar ties every 48"
- ☐ 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 2"x 6" roof rafter must be braced with 2"x 6" 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*
- ☐ Draft stopping: floors/ceiling more than 1,000 sq. ft. *IRC R302.12*
- ☐ Minimum work space 30" x 30" in front of attic equipment *IRC M1305.1*
- ☐ Ceilings height not less than 7', 6'-8" for stairs and bathrooms *IRC R305*
- ☐ Ceiling joist and rafter connections shall be nailed to each other then rafter nailed to top plate, ceiling joist shall not be connected to rafters at the top wall plate, joist installed as rafter ties, ceiling joist not parallel to rafters, rafter ties installed on every rafter min 2"x 4" *IRC R802.3.1*
- ☐ Stairways: headroom 6'8" min, riser height max 7 3/4", min tread depth 10" *IRC R311*
- ☐ Ventilation fans 50 cubic feet per minute, or operable windows (3 sq. ft. min.), must be installed in all bathrooms, water closet compartments, and other similar rooms *IRC R303.3*
- ☐ Stairs and hallways minimum width 3' *IRC R311.7.1, IRC R311.6*
- ☐ House to be water tight. All windows installed or on site or openings otherwise sealed
- ☐ Decks are to be built according to IRC 507 and the Ga. Deck amendment.

Insulation (1 inspection)

- ☐ R-13 exterior walls *IECC Ch. 5 with GA Amendments*
- ☐ R-19 walls that back to attic space (or R-13+5, or R-15+3) *IECC with GA Amendments, Appendix A*
- ☐ R-30 flat ceilings (no slopes, vaulted ceilings) *IECC Ch. 5 with GA Amendments*
- ☐ Insulation baffles to be installed adjacent to the soffit and eave vents *IECC 402.2.1.1 with GA Amendments*
- ☐ Attic doors, hatches, and scuttle holes accessed from conditioned spaces to unconditioned spaces shall be weather-stripped and insulated *IECC 402.2.3 with GA Amendments*
- ☐ No blown in insulation on sloped or vaulted ceilings, insulation batts only.
- ☐ Blown in insulation must be marked in attic by stapled paper rulers for depth and R-value. Blown insulation thickness will be confirmed at the final Inspection.
- ☐ Paper side must be installed toward the living space (Batting) *IRC R318.1*
- ☐ Seal and insulate around windows and doors *IECC w/GA Amendments*

- ☐ Low-e glazing with the min. factor and solar heat gain coefficient
IECC Ch. 5 with GA Amendments
- ☐ Attic doors and hatches same R value as ceiling with blown insulation.
- ☐ Insulation dams required at attic access with blown insulation.
- ☐ Spray foam insulation paper with depth, R value, type, and if thermal/Ignition barrier is installed.
- ☐ **NOTE: See Georgia IECC Amendments for requirements for indirectly conditioned attics. ([2022 Amendments](#))**
- ☐ **NOTE: See Georgia IECC Amendments Appendix RA, Air Sealing Keys Points. ([2020 Amendments](#))**

Power Release (1 inspection)

- ☐ Meter box installed with 2 ground rods 6' apart uncovered and visible.
IRC 3608.4, & NEC 250.53(A)(2)
- ☐ Emergency Disconnect must be installed. *NEC 230.85*
- ☐ 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*
- ☐ Circuit breakers must contain a legible amp rating *NEC 110.9*
- ☐ No 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 and in junction box (Those under 6' must be capped and taped) *NEC 110.14(B)*
- ☐ If AC condenser is not set to a disconnect, the compressor circuit whip must be in a junction box. (Taped wire nuts are acceptable) *NEC 110.14(B)*
- ☐ All appliances must either be installed or circuits capped with wire nuts and in a junction box. (Taped wire nuts are acceptable) *NEC 110.14(B)*
- ☐ Lights and receptacles in required locations. *NEC 210 / 410 and NEC 210.52*
- ☐ Tamper Resistant Receptacles installed *NEC 406.12*

Certificate of Occupancy (4 inspections together)

(1) Building

- ☐ 2020 Georgia Energy Code Certificate ***must be posted as per instructions require.*** ([Certificate Link](#))
- ☐ Final grade and final erosion control in place. Mulch required over yard seeding.
- ☐ Grading around homes, minimum 6" drop in first 10' *IRC R401.3*
- ☐ 911 address visible and legible from the road or street 4" in Height and ½" stroke width *IRC R319.1*
- ☐ All exterior penetrations and door thresholds sealed with approved exterior sealant *IECC 502*
- ☐ Min. Height above Finished Grade *IRC R404.1.6*
- ☐ All smoke and or CO detectors functioning, interconnected, inside and outside of the bedrooms, and on each floor, etc. (IRC R314.1 and R315.1 w/GA Amendment)
- ☐ Handrails are required on stairs with 4 or more risers *IRC R311.5.6*
- ☐ Handrails shall be continuous for the full length of the flight *IRC R311.7.8.4*
- ☐ All handrails and guardrails installed and return or terminate in newel post. *IRC R311.7.8.4*
- ☐ Guard rails required where vertical drop is greater than 30" *IRC R312.1 with GA Amendment*
- ☐ Stair handrail height 34" to 38" *IRC R311.7.8.1*
- ☐ Max. riser height 7 ¾" and min. tread 10" *IRC R311.7.5.1 with GA Amendments*
- ☐ Landings are requirement at the top and bottom of each stairway (Interior or exterior) *IRC 311.7.6*
- ☐ Maximum tread on winder is 6" at the narrowest point and 10" at 12" from the inside point. *IRC R311*

- ☐ Screened porches and screened decks, as well as those without screens, over 30" high requires guards. *IRC R312.1*
- ☐ If blown Insulation, attic door/ hatch must have the same R value as ceiling.
- ☐ 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*
- ☐ Attic doors, hatches, and scuttle holes accessed from conditioned spaces to unconditioned spaces to be weather-stripped and insulated (2020 Ga. Residential energy code)
- ☐ Drip edges required *IRC R905.2.8.5*
- ☐ Garage/house separation: 20 min rated door *IRC R302.6*
- ☐ Egress Doors: no key only locks and min 32" wide *IRC R311*
- ☐ Verify tempered glass at exterior doors, windows within 5' of waters edge, stairways and at required windows, etc. *IRC R308.4*
- ☐ Weep holes are required, every 33" o.c.in brick veneer siding *IRC R703.7.6*
flashing *IRC R703.8*
- ☐ Under Stair Protection (*IRC R302.7*)
- ☐ Appliance access in attic: Rough Framed opening min. 30" x 22" x 30' head room. The passage way shall have continuous solid flooring 24" wide. A level working space of 30" x 30" in front of service side. Pull down or permanent stairs required (*IRC R807.1 & Ga. Amendments*)

(2) Electrical Final

- ☐ All receptacles working properly and GFI receptacles in all required locations *IRC3902 & NEC 210.8 and DCA Amendments*
- ☐ Outside Damp Location receptacles must have waterproof covers (non in use cover) *IRC 4002.8 & NEC 406.9(A) (with weather-resistant receptacles NEC406.9(C))*
- ☐ Outside Wet Location receptacles must have waterproof covers (in use cover w/hinged doors that open 90 degrees min.) *IRC 4002.9 - 4002.10, & NEC 406.9(B)(1-2) (w/weather-resistant receptacles NEC406.9(C))*
- ☐ Every circuit breaker shall be legibly identified as to its clear, evident and specific purpose or use *IRC 3404.13, & NEC 408.4*
- ☐ Disconnects must have clearance 30" wide 6'6" high and 36" in front *IRC 3405.2 & NEC 110.26 (This also applies to air-conditioning disconnects NEC 440.14)*
- ☐ Emergency Service Disconnect must be labeled per code *NEC230.85)*
- ☐ Maximum height of disconnect is 6'7" *NEC 404.8*
- ☐ Lighting closets location -minimum to shelf - 12" surface-mounted, 6" for recessed *NEC 10.16(C)*
- ☐ Lights at bathtub and shower areas: no parts of cord-connected luminaries, chain, cable, or cord suspended luminaries, light track, pendants or ceiling-suspended fans shall be located with a zone measured 3' horizontally and 8' vertically from the top of the bathtub rim or shower stall threshold *NEC 410.10(D)*
- ☐ Branch circuits: dwelling units, laundry, bathroom and small-appliances: two branch circuits min., shall have no other outlets on them. *NEC 210.11(C)*
- ☐ Arc-Fault Circuit-Interrupter protection-(15 and 20 amp branch circuits) - all must be protected except for bathrooms, garages, kitchens, laundry areas attics and exterior. *NEC 210.12 and DCA Amendments*
- ☐ Unused openings in panels must be covered *NEC110.12(A)*
- ☐ GFCI Protection required per NEC 210.8 and DCA Amendments
- ☐ Islands and Peninsular receptacle outlets must meet the requirements of DCA Amendments for *NEC 210.52(C)(2),and (C)(3)*

(3)Mechanical Final

- ☐ Dryer vent vertical through roof needs clean out *IMC 504.3*
- ☐ Fresh air intake required where the air infiltration rate in a dwelling unit is less than 5 air changes per hour when tested with a blower door test. *IMC 401 .2*
- ☐ HVAC Equipment working
- ☐ HVAC Equipment working 3" above grade IRC M1305.1.3.1
- ☐ HVAC clearance for service of 30"x30" IRC M1305.1
- ☐ HVAC access flooring in attic 24" min. and continuous IRC M1305.1.2

(4) Plumbing Final

- ☐ Hose-connection backflow preventer *IRC P2902.3*
- ☐ Water Heater
 - Relief valves required (Expansion tanks, or watts valve)(Private wells excluded)
 - Within 18" of cold water inlet IPC 607.3 DCA Amendment
 - Temperature relief valves
 - Thermal expansion control (Anti- Scald valve) when required
 - Cold water shut off valve
 - Discharge pipe installed to the outside not more than 6" above grade
- ☐ Required traps installed *IRC P3201*
- ☐ Plumbing fixtures free of leaks and have hot water at time of inspection.
- ☐ Hot water on left side or as per Manufacture specifications.
- ☐ **NOTE: See Georgia IECC Appendix A, Air Sealing Keys Points.** (Found on DCA website)
- ☐ Gas Piping shut off (2022 Ga. Amendments 409.2.1)

Manufactured Home Inspections

Dirt Pad

- ☐ Firm Undisturbed soil (no organic material)
- ☐ Graded to provide drainage from under trailer

C.O. & Power release

- ☐ Moisture barrier under trailer
- ☐ Tie downs
- ☐ Piers
- ☐ Stairs (36" landing outside each door)
- ☐ HVAC installed
- ☐ 911 address plainly visible and legible from the road or street 4" in Height and ½" stroke width
- ☐ Final original FEMA Elevation Certificate must be turned into office and approved before inspection called for and scheduled. (When applicable)

Skirting

- ☐ Approved Commercial Skirting or masonry

Pool

Bonding

- | | | |
|--|--|---|
| <input type="checkbox"/> 8AWG or bigger | <input type="checkbox"/> Metal Components | <input type="checkbox"/> Electrical Equipment |
| <input type="checkbox"/> Conductive pool shell | <input type="checkbox"/> Underwater lighting | <input type="checkbox"/> All Fixed Metal Part |
| <input type="checkbox"/> Perimeter Surfaces | <input type="checkbox"/> Metal Fittings | |

Final (Fence must be installed)

- ☐ 4' tall minimum, 4" maximum spacing for slats and gaps, (chain link cannot openings over 1 ¾")
- ☐ No gaps within 18" of latch release
- ☐ Latches must 4' above the ground, or within 6" of the top of a 4' fence
- ☐ Gates must be self-closing
- ☐ Pool must be completely fenced
- ☐ If house is used as on side the door leading to the pool must have an alarm
- ☐ Must prevent climbing or squeezing
- ☐ All Electrical equipment must be wired per NEC2023

