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Building Review

1. Minimum required depth below grade of footings.
   a. Monolithic Slab – FBC 2004 sections R4404.5.1.1 and 1821.1.1
   b. Continuous Footings – FBC 2004 sections R4404.3.4.5 and 1819.4.5
   c. Isolated Footings – FBC 2004 sections R4404.3.5.3 and 1819.5.3
2. Edge recess in concrete slabs and beams supporting exterior walls – FBC 2004 sections R4404.4.3.4 and 1820.3.4
3. Reinforcement of partitions supporting wall hung cabinets or plumbing fixtures – FBC 2004 sections R4409.5.1.15 and 2318.1.15
4. Wood to be pressure-treated when in contact with concrete or masonry – FBC 2004 section R319 and 2304.11
5. Bathroom finishes – FBC 2004 sections R307.2 and 1210
6. Attic access panel dimensions – FBC 2004 sections R807.1 and 1209.2
7. Minimum discharge distance from building walls of downspouts or condensate line – FBC 2004 sections R320.7 (2005 Supplement) and 1503.6
8. Shutters above first floor to be installed from the inside – FBC 2004 sections R4410.4.6.1 and 2413.6.1
10. Garage door swing – FBC section R311.5.4
11. Restroom doors to be self-closing in food establishments – FBC 2004 section 426.3.2.2
13. Maximum allowed spacing of pickets at guardrails – FBC 2004 section R312.1 and 1012.3
14. Handrail clearance from wall – FBC 2004 section R311.5.6.2 and 11-4.9.4(3)
15. Shape of handrail – FBC 2004 section R311.5.6.3 and 1009.11.3
16. Chimneys and fireplaces to comply with UL 127 – FBC 2004 section R1002.1
17. Height of chimney above roof – FBC 2004 section R1001.6
18. Detectable warnings at vehicular crossings – FBC 2004 section 11-4.29.5
19. Door handles in accessible doors – FBC 2004 section 11-4.13.9
20. Mounting heights of restroom fixtures and accessories
   a. Water Closet – FBC 2004 section 11-4.16.3
   b. Lavatory – FBC 2004 section 11-4.19.2
   c. Mirror – FBC 2004 section 11-4.19.6
   d. Urinal – FBC 2004 section 11-4.18.2
   e. Grab bars – FBC 2004 section 11-4.16.4
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Structural Review

1. Testing requirements of compacted fill – FBC 1820.3.2
2. Transverse steel for monolithic footing – FBC 1821.1.13
3. Minimum size for monolithic footing – FBC 1819.2.1; 1819.5
4. Corner bars on continuous footings – FBC 1819.3.1.2
5. Presumptive soil bearing capacity statement Provide the following statement – FBC 1818.2, R4404.2.2
6. Starter Column and sill at double windows – FBC 2121.2.10; 2121.2.2
7. Studs continuous at gables – FBC 2318.1.8.2.
8. Specify floor sheathing fastening to wall ledgers of 2 stories single family residences based on 10 ft tributary width – FBC 2322.1.16, 4409.0.1.16.
9. Specify bracing at 10’ Maximum Horizontal ceiling/roof joists – FBC 2319.9.2
10. Specify minimum roof sheathing and fastening of single-family residences – FBC 2322.2.
11. Edge recess at monolithic footing under wall – FBC 1820.3.4
12. Specify Lumber Grade as So. Pine No. 2 unless calculations are provided based on another Grade or Specie – FBC 2317.1.1
13. Wood to be pressure-treated when in contact with concrete or masonry – FBC 2004 section R319 and 2304.11
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Electrical Review

1. Add/Relocate Receptacles – NEC 210
2. Add/Relocate Lights and Switches – NEC 210
3. Identify GFCI and Arc Fault Outlets – NEC 210
4. Add/Relocate Disconnects – NEC 424, 430, 440
5. Correct Conductor Sizes – NEC 250, 310
6. Correct Conduit Sizes – NEC Chap 9
7. Correct OCPD Sizes – NEC 310
8. Add/Correct Circuit Numbers – CDC Chap 8
9. Add Stamp for Missing AIC Ratings – NEC 110
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Mechanical Review

1. Factory Built Fireplace – provide inspector with manufacturer's installation instructions - *FBC M Chapters 7 & 8*
2. 20/50 flame spread smoke developed rating required in plenums - *FBC M 602.2.1*
3. Outside air minimum 10 ft. to vents.- *FBC M 401.5 & 6*
4. Spray-booth interlock with exhausts fans - *NFPA 33*
5. Provide mechanical exhaust system to exterior with back-draft damper.-*FBC 13-606.1ABC.1.3*
6. Provide appliance protection from vehicles - *FBC M 303.4 & FBC R G2408.3*
7. Provide minimum 4” clearance around AHU – *FBC M 603.1.3*
8. Provide service access to equipment - *FBC R 1305*
9. Provide condensate overflow protection.-*FBC-R M1411.3*
10. Test and Balance required for final - *FBC Chapter 13 & FBC-M 5.07.16*
11. Condensing units shall be minimum 3 feet from gas meters and 10 feet from LP tanks - *FBC-FG 305.2*
12. No cooking on premises.-*Condition f Approval*
13. Sealed AHU per energy credit -*FBC Chapter 13*
14. Programmable thermostat per energy credit - *FBC Chapter 13*
15. Heat recovery unit per energy credit - *FBC Chapter 13*
16. Duct test report per energy credit.- *FBC Chapter 13*
17. Provide turning vanes on all square turns.-*SMACNA*
18. Insulation R-values conform to energy calculations.-*FBC 13*
19. Note minor corrections to outside air.-*FBC-M Chapter 4*
20. Note kitchen exhaust and supply, minimum separation 10 feet - *FBC-M 506.3.1.2.3*
21. Dryer exhaust outlet no screen.-*FBC-R 1501.1*
22. Roof equipment minimum 10 feet to roof edge.-*FBC-M 304.10*
23. Provide straps/cables over roof-mounted equipment.-*FBC-M 301.13*
24. Provide one hour rated shaft.-*FBC various locations*
25. Provide two hour rated shaft.-*FBC various locations-
26. Fire and smoke dampers required.-*FBC-M various locations*
Building Department “Approved as Noted” Criteria

Plumbing Review

1. Update the size/EF of the water heater to match the energy sheets
2. Add clean-outs to sanitary and storm piping to meet minimum sizes - FBC 708.3.5
3. Update washing machine branch or drainage stacks to meet minimum sizing - FBC 406.3
4. Update sanitary pipe to show uniform slope - FBC 704
5. Update water pipe sizing to meet minimum - FBC Table 603.1
6. Update P-trap sizing to meet minimum - FBC Table 709.1
7. Update building drains/sewer piping - FBC Tables 710.1(1) & 710.1(2)
8. Update horizontal fixture drain sizing - FBC Table 906.1
9. Update wet vent sizing - FBC Table 909.3
10. Update waste stack vent sizing - FBC Table 910.4
11. Update vent pipe sizing - FBC Table 916.1
12. Update gas pipe sizing - FBC Tables 402(1) to 402(33)