

# The Inspector-Builder Connection



Volume 1, Issue II

## FROM THE DESK OF:

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## JOB SITE REQUIREMENTS

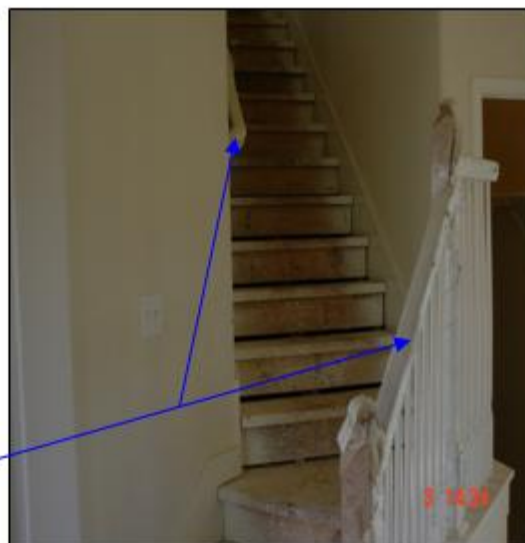
- Address must be posted
- City approved blue prints on the job site
- Copy of the permit to be posted at the job site
- All construction debris shall be contained within an approved trash container
- A portable toilet is required
- All excess soils from the construction of slab must be removed prior to the start of framing
- Temporary drainage improvements shall be constructed prior to the start of framing activity
- Sidewalks and streets shall be kept clean of dirt, debris and mud at all times
- Right-of-way may not be used for construction activity of any kind
- Construction fences shall be properly installed and maintained at all times
- Trespassing onto neighbor's property or taking neighbors water, electricity, etc. is strictly forbidden
- Contractors and subcontractors need to be familiar with city codes and ordinances
- DO NOT pour paint, mud, plaster, concrete, or any chemical based substance into the storm sewer
- Master or Journeyman Electrician on site for both new and remodeling jobs
- Master or Journeyman Plumber or registered apprentice approved by the State of Texas Plumbing Board for all plumbing work on job site



WASHING OUT CONCRETE TRUCKS IN THE CITY RIGHT-OF-WAY IS STRICTLY FORBIDDEN AND WILL RESULT IN A CITATION ISSUED AND COST OF CLEAN UP BEING ACCESSED TO PERMIT HOLDER

## HANDRAIL REQUIREMENTS: SECTION R314

- **Handrails** shall be provided on at least one side of stairways. **Min.34"**, **Max.38"**, vertically from nosing of treads.
- **Handrails** shall be continuous the full length of the stairs. **Exception:** 1. Handrails shall be permitted to be interrupted by a newel post at a turn. 2. A volute, turnout, shall be allowed over lowest tread.
- Term "continuous" means not only that a single handrail must run from the top riser to the bottom riser, but that users should be able to maintain grasp without having to release the rail.
- This installation **does not** meet code.



## ICC Code Question of the Month

**Q:** Are the glazed areas, other than in the fire door, permitted in fire barrier walls which enclose vertical exits?

**A:** Yes. However, the glazing must be tested as a wall assembly in accordance with ASTM E119, as referenced in Exception 3 to Section 706.7. When evaluated in this way, glazed areas are no longer considered openings, but rather become integral parts of the fire-resistance rated wall assemblies which enclose the vertical exits.

## BUILDERS/REMODELERS

As you may be aware, Texas Residential Construction builder/remodeler registrations issued expire the last day of February each year. If a builder/remodeler does not have an ID card showing he/she is current, they are not authorized under the Texas Property Code, Chapter 416 to operate in Texas to:

### Build New Homes

**Complete a remodel project that changes the livable space of a home**

**Complete a remodel project that costs over \$20,000**

If you have any questions on this, you may call 1-877-651-TRCC or at 1-512-463-1040.

# RECURRING CODE VIOLATIONS

## IRC Section R807-Attic Access:

The requirement for an attic access is based on the likelihood that access is needed for repair of piping, electrical, and mechanical systems. There is also a likelihood that equipment or appliances may need to be replaced and will need proper clearances for removal. Attic access openings shall not be less than 22" by 30" and shall be located in a hallway or other readily accessible location. Continuous solid flooring shall not be less than 24" wide from the opening to the appliance. Level service space of 30" deep x 30" wide, shall be along all

sides of appliances.

This section requires a suitable access opening, passageway, and workspace that will allow reasonably easy access without endangering the service person. (SEE FIGURES 1 & 2)

## IRC Section R602.6 -

### Drilling and notching—

**studs:** Any stud in an exterior wall or bearing partition may be cut or notched to a depth not exceeding 25 percent of its width. Studs in nonbearing partitions may be notched to a depth not to exceed 40 percent of a single stud width. (SEE FIGURE 3)

# INSPECTION PASS/FAIL STATS

A recent survey of inspections conducted showed that certain inspection categories had a higher rate of failure than others. Listed below are the most common inspections called and their pass/fail percentages:

Plumbing Ground	TOTAL: 852	PASS: 71%	FAIL: 29%
Plumbing Top Out	TOTAL: 1,011	PASS: 56%	FAIL: 44%
Electrical Cover	TOTAL: 999	PASS: 72%	FAIL: 28%
A/C Cover	TOTAL: 848	PASS: 68%	FAIL: 32%
Frame	TOTAL: 1,222	PASS: 57%	FAIL: 43%
Electrical Final	TOTAL: 1,016	PASS: 72%	FAIL: 28%
A/C Final	TOTAL: 1,014	PASS: 72%	FAIL: 28%
Plumbing Final	TOTAL: 998	PASS: 74%	FAIL: 26%
Building Final	TOTAL: 932	PASS: 72%	FAIL: 28%
Temporary Pole	TOTAL: 444	PASS: 85%	FAIL: 15%
Public Walks	TOTAL: 625	PASS: 88%	FAIL: 12%

This information is beneficial for those in construction and should be used when meeting with superintendents, and sub-contractors. Red tags left at job sites on failed inspections should also be used as an education tool. Inspectors will leave reasons for failure written on the red tag and if the superintendent or sub-contractor is on site, the inspector will explain why he/she turned the job down.



FIGURE 1



FIGURE 2



FIGURE 3



1522 Texas Parkway  
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