

STRUCTURAL INSPECTION CHECKLIST

Inspection Checklist

Foundation

1. Prior to any inspection, a form survey, prepared by a surveyor licensed by the State of Texas, must be submitted the day before inspection, reviewed and approved. The survey must include:
 - (a) Building setbacks - front, both sides and rear.
 - (b) Top of form elevation that complies with the base flood plain elevation or the approved finished floor elevation on the plans.
 - (c) No foundation encroachment of any kind into easements, drainage easements or setbacks.

Exception: Foundation piers (the design Engineer shall inspect all foundation piers & submit a compliance report to the permit office) & in- ground plumbing may be installed and inspected at builders risk prior to form survey.

3. Foundation shall comply with engineering drawings and the engineer shall also inspect the foundation and submit and compliance report to the city.
4. Water shall remain in building drain pipes inside the slab until concrete is placed. If pipes are not full a leak will be assumed
5. No plumbing/electrical/mechanical shall interfere with the structural integrity of the foundation.
6. No significant loads shall be placed on foundation for 72 hours minimum or until approved by engineer.
7. Plumbing pipes shall be sleeved as required and be protected where non-sleeved PVC piping comes in contact with concrete through or in the slab.

Wood Framing

Framing

1. All rough-ins (plumbing, electrical, HVAC) must have passed inspection.
2. All framing (walls, joists, rafters, headers, stairs, beams, lents) must comply with approved plans. All walls with DWV shall be 2"x6" size minimum. Utility grade lumber is not allowed for joist, rafters or vertical framing.
3. All framing members must comply with the Boring and Notching Standard.
Note: Should natural cracks in framing exceed what would be allowed in the Boring and Notching Standards, additional bracing shall be required.
4. Blocking is not allowed – joist hangers shall be used as designed (fill all holes) or ledger strips.
5. Emergency escape (egress) maximum height above floor and size of egress windows.
6. For any window where the bottom of the window will be 72" or more above the ground then the bottom of the window shall be 24-inches minimum above the floor.
7. Anchor bolts and spacing – 12" from openings and corners, then 4' on centers unless engineer designs differently.
8. Any spliced rafter shall have ½" plywood (24" lg.) nailed and glued on both sides of the splice and shall be vertically supported from a bearing wall or beam.
9. Purlin and braces installed properly.
10. Rafters and joist shall form a continuous tie from one side of structure to the other.
11. Collar ties upper third.
12. Ridge boards shall support full cut length of attaching rafters
13. Rafters shall be opposite each other along the ridge.
Note: Should improper angles be cut, additional bracing may be required for structural support.
14. Should studs be cut to plumb a wall, a brace 24" long shall be nailed to side for reinforcement – load bearing only. If double stud, both sides shall be braced.
15. Draft stopping, fire blocking as required - i.e. fireplaces, furr downs, midwall roof attachments, horizontal to vertical.
16. Wind bracing for 136 MPH Risk Category II exposure B per ASCE 7-16. Clips & Straps and shear-walls. If not engineered use city minimum standard.
17. No masonry supported by wood unless signed and sealed by engineer. Masonry must weigh less than 40 psf. This support must be installed and inspected with brick tie inspection.
Note: metal lential attached to wood is not approved unless per Engineered design as above.
18. Roof sheathing and roof covering.
19. Prefer to have brick ties in place at this time. No masonry shall be installed prior to framing inspection being approved.

20. Attic access, with an opening of at least 25-1/2" X 54" with folding stairs supporting 350 lbs and 20 minute fire resistance.

STRUCTURAL INSPECTION CHECKLIST

STRUCTURAL STEEL

Framing

1. All metal, steel structural framing shall be inspected by the City and by the design engineer. The engineer shall submit a report to the City stating the structure, all required bolting, and welding and structural elements are in compliance with the approved plans & Engineers design.

IMPORTANT PROCEDURAL NOTE

FOR ANY COMMERCIAL PERMIT REQUIRING A CERTIFICATE OF COMPLIANCE APPROVAL FROM THE FIRE MARSHAL, THIS MUST BE RECEIVED IN THE PERMIT OFFICE BEFORE FINAL INSPECTIONS WILL BE SCHEDULED.

Call 713-662-5860 to schedule the Fire Marshal's inspection

****ALL FINAL INSPECTIONS ARE PERFORMED AT THE SAME TIME****

Final

1. Structure is complete i.e.,
- Paint,
 - Siding,
 - Floor covering,
 - Driveway and sidewalks, off-street parking, paving,
 - Water meter box is at grade, level undamaged and water meter in wholly contained within the box,
 - Patio,
 - All exiting requirements,
 - Garage doors,
 - Door to house from garage solid core with closer.
 - Attic access and ventilation,
 - Smoke detectors [with power off to verify battery interconnection]
 - Water and sewer,
 - Yard graded type A or per approved plan (if on site detention was required, a letter from the Engineer stating compliance to approved plans),
 - Landscaping, sod, trees, etc.,
 - Tree final
 - Permanent address visible from the street 4" numbers,
 - Safety/tempered glass where required,
 - Stair and guard rails,
 - Appliances,
 - Any and All Engineer's compliance letters signed and sealed,
 - All independent lab inspection reports and compliance reports,
 - Fire sprinkler (approved by Fire Marshal)
 - Sealing exterior penetrations

2. **Final survey*, including finished floor elevation and setbacks.**

***The final survey must be presented the day before final inspections are requested.**

Note: Prior to final inspection the electrical & plumbing contractors shall have had inspections passed for temporary cut in and gas turn on respectfully and services active.

NO OCCUPANCY SHALL OCCUR UNTIL A CERTIFICATE OF OCCUPANCY OR COMPLIANCE IS ISSUED. THIS SHALL INCLUDE THE PLACEMENT OF ANY FURNATURE, ETC. IN THE HOUSE, GARGAGE OR BUSINESS UNLESS APPROVED IN WRITING BY THE CHIEF BUILDING OFFICIAL.