

**MARCH 2020**

**BUILDING**

**Final Inspections**



We have found that a lot of final inspections are not being completed because the department is not being notified when work is completed. It is not the responsibility of the building department to set up inspections with the contractor's clients. If the contractor can not be at the location when the inspector can be there, then the contractor needs to tell their client to contact the building department to set up a final inspection. If you have any questions, please let the building department know.

**Foundation Drainage**

Here is a helpful photo guide for foundation drainage based on the International Residential Code.

**Electrical Plans**

When submitting remodel/additions/basement finish drawings, you must show ALL electrical outlets, lights, switches, disconnects, etc. Plan review can't be completed in a timely manner if this or other information is missing from the plans.

**FOUNDATION DRAINAGE**



No.	Code	Description
1	R401.3	The grade must fall at least 6" within the first 10' to ensure lot will drain surface water away from the foundation.
2	R401.3 Exception	When lot lines, walls, slopes or other physical barriers prohibit the 6" fall within 10', the final grade must slope away from the foundation using drains or swales.
3	R405.1	Drains must be provided around foundations that retain dirt and enclose habitable or usable spaces located below grade. (e.g. Basements)
	R405.1	Drainage tiles, gravel or crushed stone drains, perforated pipe etc., must be installed at or below area to be protected and must discharge by gravity into an approved drainage system.
	R405.1	Gravel or crushed stone drains must extend at least 1' beyond the outside edge of the footing and 6" above the top of the footing and be covered with an approved filter membrane material.



**\*\*\*DO NOT FORGET TO CALL FOR FINAL INSPECTIONS.\*\*\***

## PLUMBING

Per the 2015 Uniform Plumbing Code:

**510.1.8 Vertical Vent Upsizing Using 7 x Rule.** Where the vertical vent has a larger diameter than the vent connector, the vertical vent diameter shall be used to determine the minimum vent capacity, and the connector diameter shall be used to determine the maximum vent capacity. The flow area of the vertical vent shall not exceed seven times the flow area of the listed appliance categorized vent area, flue collar area, or draft hood outlet area unless designed in accordance with approved engineering methods. [NFPA 54:13.1.9]

## ELECTRICAL

*As previously mentioned in the November 2019 Newsletter:*

Per the 2017 National Electrical Code:

### Section 110.14

**(D) Installation.** Where a tightening torque is indicated a numeric value on equipment or in installation instructions provided by the manufacturer, a calibrated torque tool shall be used to achieve the indicated torque value, unless the equipment manufacturer has provided installation instructions for an alternative method of achieving the required torque.

### Annex I

In the absence of connector or equipment manufacturer's recommended torque values, Table I.1, Table I.2, Table I.3 may be used to correctly tighten screw-type connections for power and lighting circuits. \*Control and signal circuits may require different torque values, and the manufacturer should be contacted for guidance.

\*For proper termination of conductors, it is very important that field connections be properly tightened. In the absence of manufacturer's instructions on the equipment, the torque values given in these tables are recommended. Because it is normal for some relaxation to occur in service, checking torque values sometime after installation is not a reliable means of determining the values of torque applied at installation.

***Torque regulations will modified with the implementation of the 2020 National Electrical Code later this year.***



**\*\*\*DO NOT FORGET TO CALL FOR FINAL INSPECTIONS.\*\*\***

**MECHANICAL**

Per the 2015 Uniform Mechanical Code:

**802.5.5 Size of Chimneys.** The effective area of a chimney venting system serving listed appliances with draft hoods, Category I appliances, and other appliances listed for use with Type B vents shall be in accordance with one of the following methods [NFPA 54:12.6.3.1].

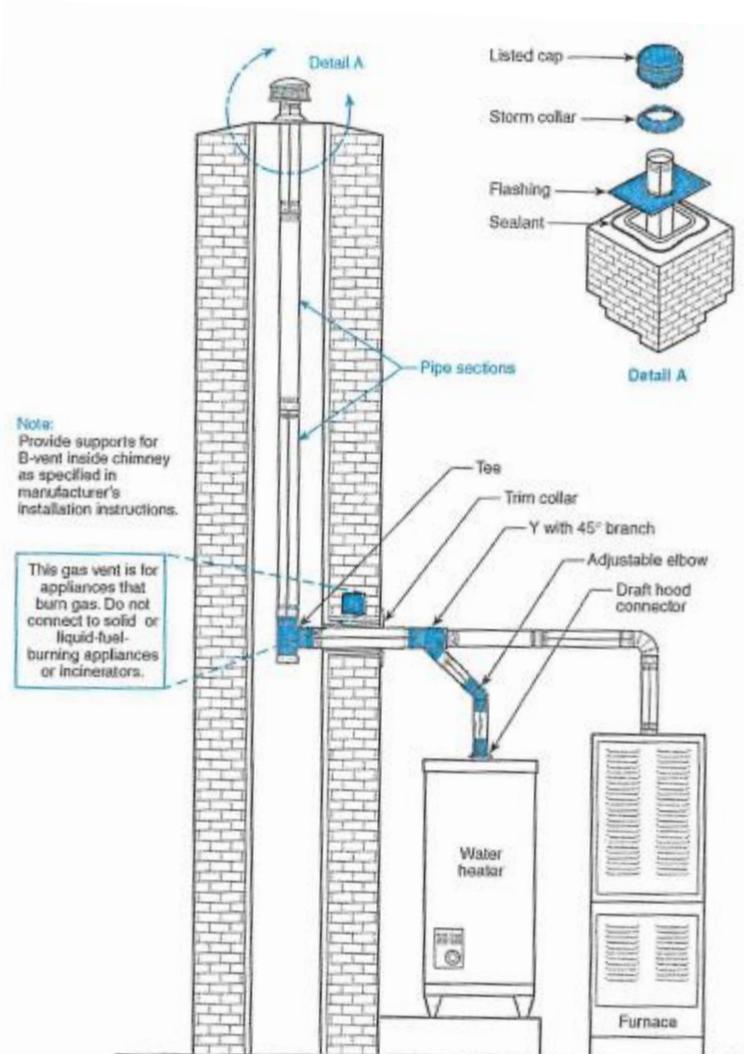
(1) Section 803.0. [NFPA 54:12.6.3.1(1)]

(2) For sizing an individual chimney venting system for a single appliance with a draft hood, the effective areas of the vent connector and chimney flue shall be not less than the area of the appliance flue collar or draft hood outlet or exceeding seven times the draft hood outlet area. [NFPA 54:12.6.3.1(2)]

(3) For sizing a chimney venting system connected to two appliances with draft hoods, the effective area of the chimney flue shall be not less than the area of the larger draft hood outlet plus 50 percent of the area of the smaller draft hood outlet, or exceeding seven times the smallest draft hood outlet area. [NFPA 54:12.6.3.1(3)]

(4) Other approved engineering methods. [NFPA 54:12.6.3.1(5)]

(5) Chimney venting systems using mechanical draft shall be sized in accordance with approved engineering methods. [NFPA 54:12.6.3.1(4)]



**FIGURE 802.5.3  
TYPICAL INSTALLATION USING TYPE B  
VENT TO LINE CHIMNEY**



**\*\*\*DO NOT FORGET TO CALL FOR FINAL INSPECTIONS.\*\*\***