



## BUILDING DEPARTMENT

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# COMMON REASONS FOR FAILING INSPECTION

## FOUNDATION

Footings not formed.

**R403.1.5** The top surface of the footings shall be level

Footings placed on disturbed soil or soil containing organic matter.

**R403.1** Footings shall be supported on undisturbed natural soils

When required, reinforcing steel is missing or not according to plans.

**R403.1.5, R404.1.2**

Anchor bolts not proper diameter or length.

**As per plans** for 120MPH 3-sec wind gust

Foundation is not dampproofed.

**R406.1** Foundation walls that retain earth and enclose usable space shall be dampproofed

## FRAMING

Sill plates not properly secured to foundation (missing or loose nuts on anchor bolts).

**R403.1.6** A nut and washer shall be tightened on each bolt to the plate (see plans for washer size)

Joist hangers not nailed completely.

**R103.4** Installations shall be executed and installed in a workmanlike manner and installed in accordance with this code and the manufacturer's instructions.

Engineered beams and girders not properly supported for entire width of beam.

**R502.6** Bearing

Lateral support not provided for beams where required by manufacturer.

**See manufacturer's instructions**

Columns not secured.

**R407.3** The columns shall be restrained to prevent lateral displacement at the bottom end.

## STRAPPING/SHEAR WALLS

Strapping does not comply with plans

**R301.2.1.1** Construction in regions where the basic wind speeds exceed 110MPH shall be designed

-hanger type substituted

-wrong gauge strapping furnished

-insufficient number of nails

Nails must be placed in holes provided by the manufacturer. Do not nail plywood through straps.

**R103.1** Materials tested by an approved testing laboratory shall be installed in accordance with such approval

Shearwall panels and braced walls must be secured per plans

**R602.10.1** Braced wall lines shall consist of braced wall panel construction methods

-refer to plans for required nailing patterns

-do not overdrive nails. Nail head should be flush with sheathing.

## PLUMBING

Piping not secured properly

**P2605.1** Support for piping shall be provided in accordance with the following

-PEX piping must be secured 32" O.C. horizontally

-Copper piping must be secured 6' O.C. horizontally

-PVC pipe shall be supported 4' O.C. horizontally

PVC piping not properly primed

**P3003.3.6.2** A purple primer that conforms to ASTM F 656 shall be applied

Fixture arm connected to stack with wye or combination

**P3105.2** The vent pipe connection to a fixture drain shall not be below the weir of the trap

Fixture drain exceeds maximum developed length or is pitched over one pipe diameter.

**P3105.1** Each fixture trap shall have a protecting vent located so that the slope and developed length are within the requirements of Table P3105.1

Sanitary tees are used on their back for drainage.

**P3005.1** Changes in direction in drainage piping shall be made in accordance with Table P3005.1

-3" or larger pipe may not use tees on their back or for horizontal changes in piping (except dry vents)

-must use long-sweep elbows for horizontal and vertical-to-horizontal changes in direction of 3" or larger pipe.

Nail strike plates not installed or improper size

**P2603.2.1** Protective shield plates shall be a minimum of 0.062-inch-thick steel, shall cover the area of the pipe and shall extend a minimum of 2 inches above sole plates and below top plates.

Lawn irrigation system does not have compliant backflow protection

**P2904.4.3** The potable water supply to lawn irrigation systems shall be protected against backflow by an atmospheric-type vacuum breaker, a pressure-type vacuum breaker or a reduced pressure principal backflow preventer.

Boiler cold water feed does not have proper backflow protection

**P2902.4.1** The potable water supply to the boiler shall be equipped with a backflow preventer

-intermediate atmospheric vent (ASSE 1012 or CSA B64.3) where no additive used in system (eg no glycol)

-reduced pressure principle (ASSE 1013, CSA B64.3, AWWA C511) where additive used in system

Hose bibs do not have proper backflow protection

**P2902.3.3** Hose connections shall be protected by an atmospheric-type or pressure-type vacuum breaker

Sewage ejector pump is not furnished with a check valve and full-port valve on discharge piping.

**P3007.1** A check valve and a gate valve located on the discharge side of the check valve shall be installed in the pump or ejector piping

Improper dishwasher waste line installation

**P2717.2** The dishwasher waste line shall rise and be securely fastened to the underside of the counter before connecting to the sink tailpiece.

Water heater relief valves not compliant

**P2803.3** In tanks, the pressure-relief valve shall be installed directly into a tank tapping or in a water line close to the tank

**P2803.4** Temperature-relief valves shall be installed such that the temperature-sensing element monitors the water within the top 6 inches of the tank

**P2803.6.1** The outlet of the relief valve shall be piped full size, shall terminate not more than 6" from the floor, shall not have a threaded end and discharge shall be readily observable by the occupants

S-trap installed on fixture

**P3201.5** S-traps are prohibited

Clothes washing machine does not have compliant standpipe

**P2706.2** Standpipes shall extend a minimum of 18 inches and a maximum of 42 inches above the trap weir.

## HVAC

Nail plates not installed over refrigeration piping.

**M1308.2** Protective shield plates shall be a minimum of 0.062-inch-thick steel, shall cover the area of the pipe and shall extend a minimum of 2 inches above sole plates and below top plates.

Secondary/auxiliary drain pan not installed where damage may occur due to overflow of equipment drain pan.

**M1411.3.1** a secondary or auxiliary drain pan shall be required for each cooling or evaporator coil where damage to any building components will occur as a result of the overflow from the equipment drain pan

Condensate disposal line is not piped to an approved location

**M1411.3** Condensate from all cooling coils or evaporators shall be conveyed from the drain pan outlet to an approved place of disposal  
-the sanitary system is not an approved place of disposal

The drain line connected to the *equipment* and the drain line connected to the *auxiliary drain pan* are interconnected and no water level detection device is installed.

**M1411.3.1 #3** An auxiliary drain pan without a separate drain line shall be equipped with a water level detection device that will shut off the equipment server prior to the overflow of the pan

Non-compliant condensate drain line

**M1411.3.1** Drain piping shall be a minimum of 3/4" nominal pipe size.

## INSULATION

Penetrations through wall plates and other fireblocking are not firestopped.

**R602.8.1.2** The integrity of all fireblocks shall be maintained

**R602.8 #4** Fireblocking shall be provided around vents, pipes and ducts at ceiling and floor level

Insulation does not meet prescriptive requirements or REScheck furnished by architect.

Prescriptively, follow **Table N1102.1(1)**

-Ceiling: R-38

-Wood-frame wall: R-15

-Floor: R-19

**N1102.2.2** The minimum required insulation for roof/ceiling assemblies (ie vaulted ceilings) is R-30. R-24 is not acceptable.

**N1101.2** Architect or engineer may use computer software (REScheck) to demonstrate compliance

Openings around windows and doors are not sealed

**N1102.4.1** Openings between window and door assemblies and their respective jambs and framing shall be caulked, gasketed, weatherstripped or otherwise sealed with an air barrier material, suitable film or solid material

Concealed connections between horizontal and vertical spaces are not sealed

-where soffits meet walls and ceilings. **R602.8(2)**

-where false ceilings have been framed down from the top of the wall. **R602.8(2)**

Potable hot water piping with recirculation is not insulated

-both the hot water supply and return lines must be insulated to a minimum of R-2. **N1103.4**

## ELECTRIC

42-space electric panelboard is full and has twin breakers installed.

**NEC2005 408.35** Not more than 42 overcurrent devices shall be installed in any one cabinet

Kitchen island does not have outlet within 12" of the counter surface.

**E3801.4.5** Receptacle outlets shall be permitted to be mounted not more than 12 inches below the countertop

Corrugated stainless steel gas tubing (CSST) is not bonded

-CSST must be bonded per NYS, does not matter what brand or type per **G2411.1**

As the Authority Having Jurisdiction, the Building Inspector reserves the right to cite electrical violations regardless of any approvals granted by third party inspection agencies.

## FINAL

Smoke alarms not installed in required locations.

Protective covers are installed on smoke alarms.

Low voltage fire alarm installed in lieu of hardwired smoke alarms without approval from Building Dept.

Street number not posted or not compliant

-minimum 4" tall numbers on contrasting background, clearly visible from the street. **PMC304.3**

Water closets not sealed to the floor. **P2705.1**

-small area to rear of WC may be left unsealed for leak detection

Access panels not provided for air admittance valves (studor vents). **P3114.5**

Safety glazing not installed in windows adjacent to bathtubs and stairways. **R308.4**

Required guard not compliant

-a 4" diameter sphere may not pass between balusters/rails/cables **R312.2**

-cable railing systems will be tested in the center of the span

-compliant guards are required on open sides of basement stairs **R312.1**

-open risers are not permitted on any stair over 30" above the floor/grade below

Handrails not installed where there are 4 or more risers, or are improperly installed. **R311.5.6**

-handrails must be returned to the wall or terminate at a newel post. **R311.5.6.2**

-handrails must be 34"-38" above the nose of the tread. **R311.5.6.1**

Stairs tread and risers are not compliant

-minimum tread depth is 9". **R311.5.3.2**

-tread depth is measured from nose to nose, not nose-to-riser. **R311.5.3.2**

-maximum riser height is 8-1/4". **R311.5.3.1**

-treads must have a nosing of least 3/4" and not more than 1-1/4". **R311.5.3.3**

Tight-fitting glass doors are not installed on fireplace(s). **N1101.10**

-dampers installed on the flue are not an acceptable alternative

Doors from the house leading directly into the swimming pool enclosure do not have alarms

-doors must be equipped with compliant alarms designed for the application. **AG105.2(9.2)**

-where present, screen doors must also be equipped with alarms **AG105.2(9.2)**

Gates into the swimming pool enclosure swing wrong direction or latches are on wrong side

-gates must swing out, away from the swimming pool. **AG105.2(8)**

-latches must be located on the inside of the enclosure or be located 54" above the ground. **AG105.2(8)**

-there may be no more than a 2" gap below pool fencing/gates and the ground. **AG105.2**