

CELEBRATE BUILDING SAFETY MONTH

-Presentation on common code issues for builders or homeowners with opportunity for questions/answers

Thursday, May 25

Room 100A at County Office Building

8:30am - 9:30am



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SHENANDOAH

COUNTY

COMMUNITY DEVELOPMENT

Building Safety Month

May 25th, 2023



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Who we are?

- Tim Ferguson
Building Official
- Kelly Brown
Plan Review
- Steve Day
Inspector
- John Schaffstall
Inspector
- Jack Van Norton
Inspector
- Summer Andes
Community Development Technician
- Mary Dellinger
Community Development Technician



5 Most Common Code Related Issues

1. Application for permits
2. Plumbing Clearances
3. Drain Tile Installation
4. Energy Labels/Garage Door Labels
5. Final Inspections



1. Application for permit

Code Section 108.6 Application form, description of work

The application for a permit shall be submitted on a form supplied by the local building department/ The application shall contain a general description and location of the proposed work and such other information as determined necessary by the building official.



1. Application for permit

Directions to the jobsite are critical to inspectors.

Arriving at a pre-scheduled time with the homeowner or contractor depends on the directions given at the time of application for permit. The technicians record directions given and may ask for additional information. Please be patient and remember that this information is vital for inspectors.

***TIP* Job is located between house #752 and #756**



2. Plumbing Clearances

Code Section: 307.1 Space Required.

Fixtures shall be spaced in accordance with Figure R307.1, and in accordance with the requirements of Section P2705.1.

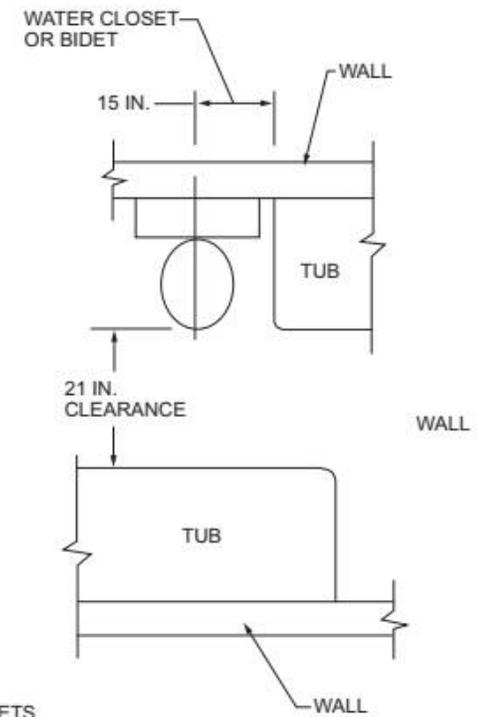
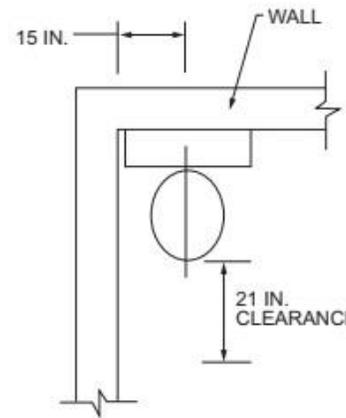
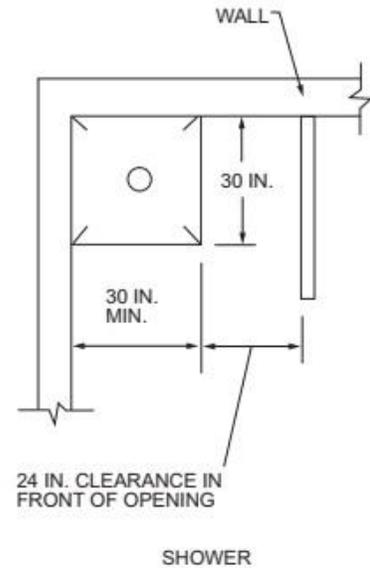
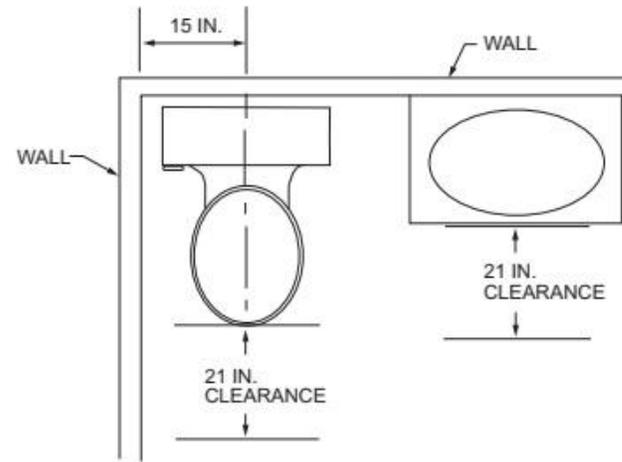


2. Plumbing Clearances

Clearances regarding vanities are a recurring problem especially when it comes to remodeling projects.

If during a remodeling project the owner or builder removes the existing piping and reinstalls with new piping, the clearance dimensions set forth by the code must be met.

On new construction a single 24" vanity can be used however it **must be "pulled" off the wall 3"** to meet code. If installing a double 24" vanity (48"), they can set tight to the wall as the vanity furthest from the wall will meet the clearance requirements.



3. Drain tile Installation

405.1 Concrete or masonry foundations.

Drains shall be provided around concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade.

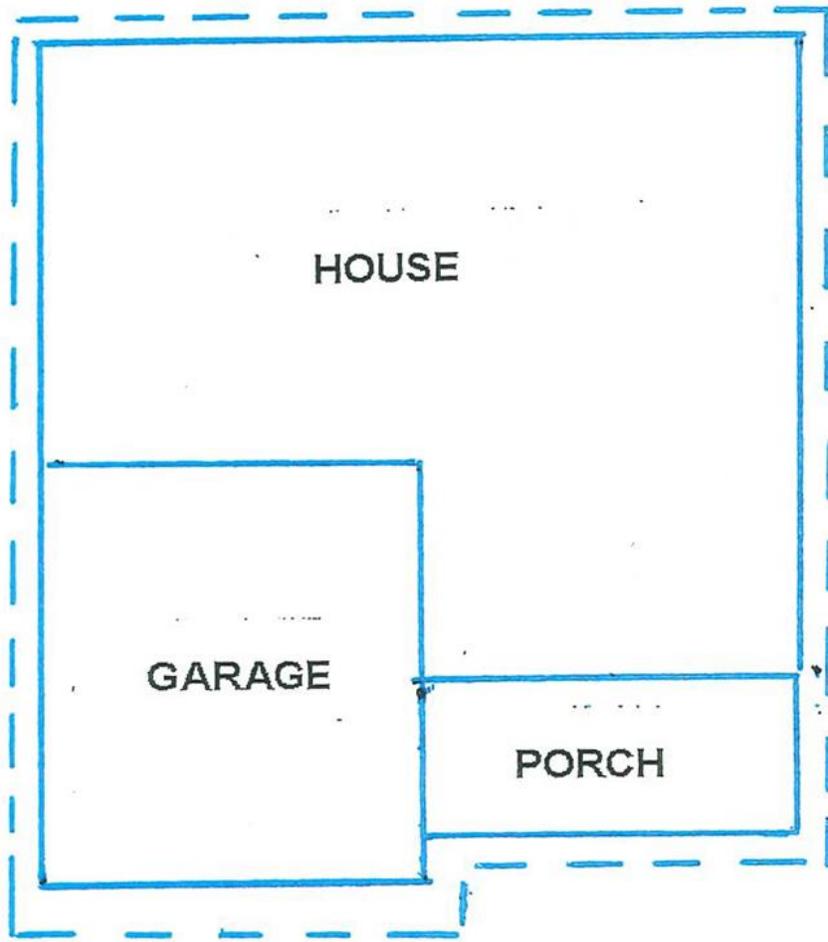


3. Drain tile Installation

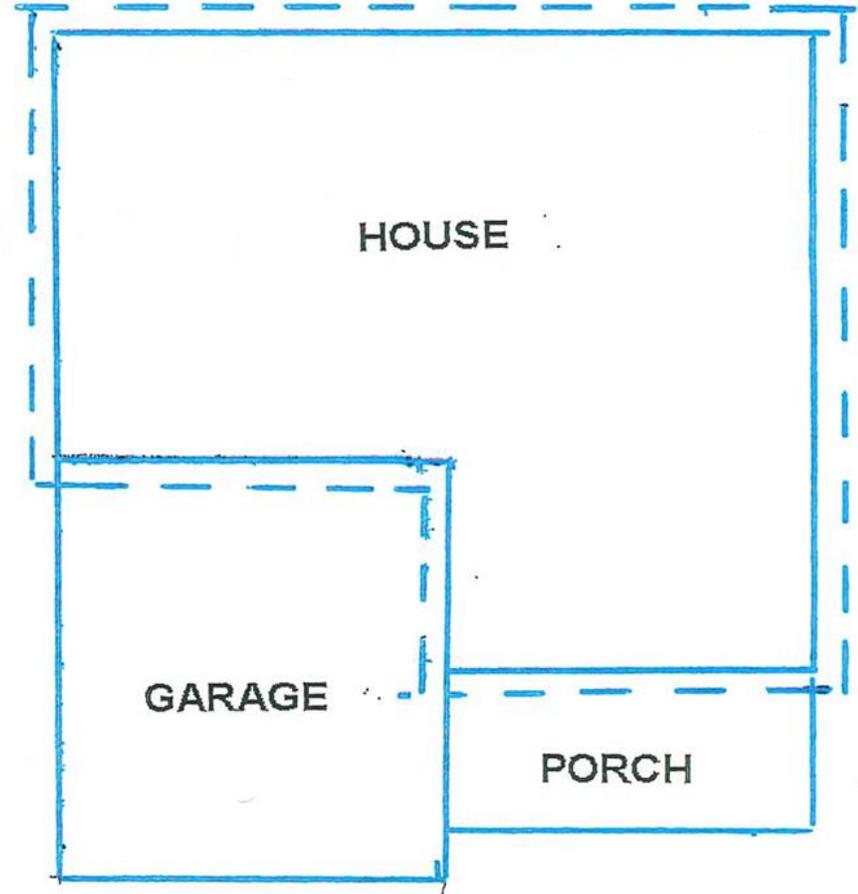
Drainage tiles must not loop around the outer perimeter of garages or the outer perimeter of porches. Drainage tiles must be sleeved at the intersection of garage/porch walls to allow them to follow the basement or crawl space walls. When sleeves are not present, then approved methods to allow the passage of drainage tiles thru these walls will be acceptable.



INCORRECT INSTALLATION



CORRECT INSTALLATION



****DENOTES DRAINAGE TILE PATH****



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4. Energy / Garage Door Labels

Code Section: 1101.14 Certificate (Mandatory).

A permanent certificate shall be completed by the builder or other approved party and posted on a wall in the space where the furnace is located, a utility room or an approved location inside the building.



4. Energy / Garage Door Labels

Certificate is not present and installed at the time of final inspection

Certificate not located in an approved location

Certificate present but not filled out or missing required data entries.



4. Labels

Example of approved certificate



IECC Energy Efficiency Certificate

Insulation Rating		R-Value	
Ceiling / Roof		38.00	
Wall		19.00	
Floor / Foundation		19.00	
Ductwork (unconditioned spaces):		_____	
Glass & Door Rating		U-Factor	SHGC
Window		0.45	0.35
Door		0.40	0.25
Heating & Cooling Equipment		Efficiency	
Heating System:	_____	_____	
Cooling System:	_____	_____	
Water Heater:	_____	_____	

Name: Bob White

Date: June 12, 2010

Comments:

F112
[401.3]²

Certificate posted

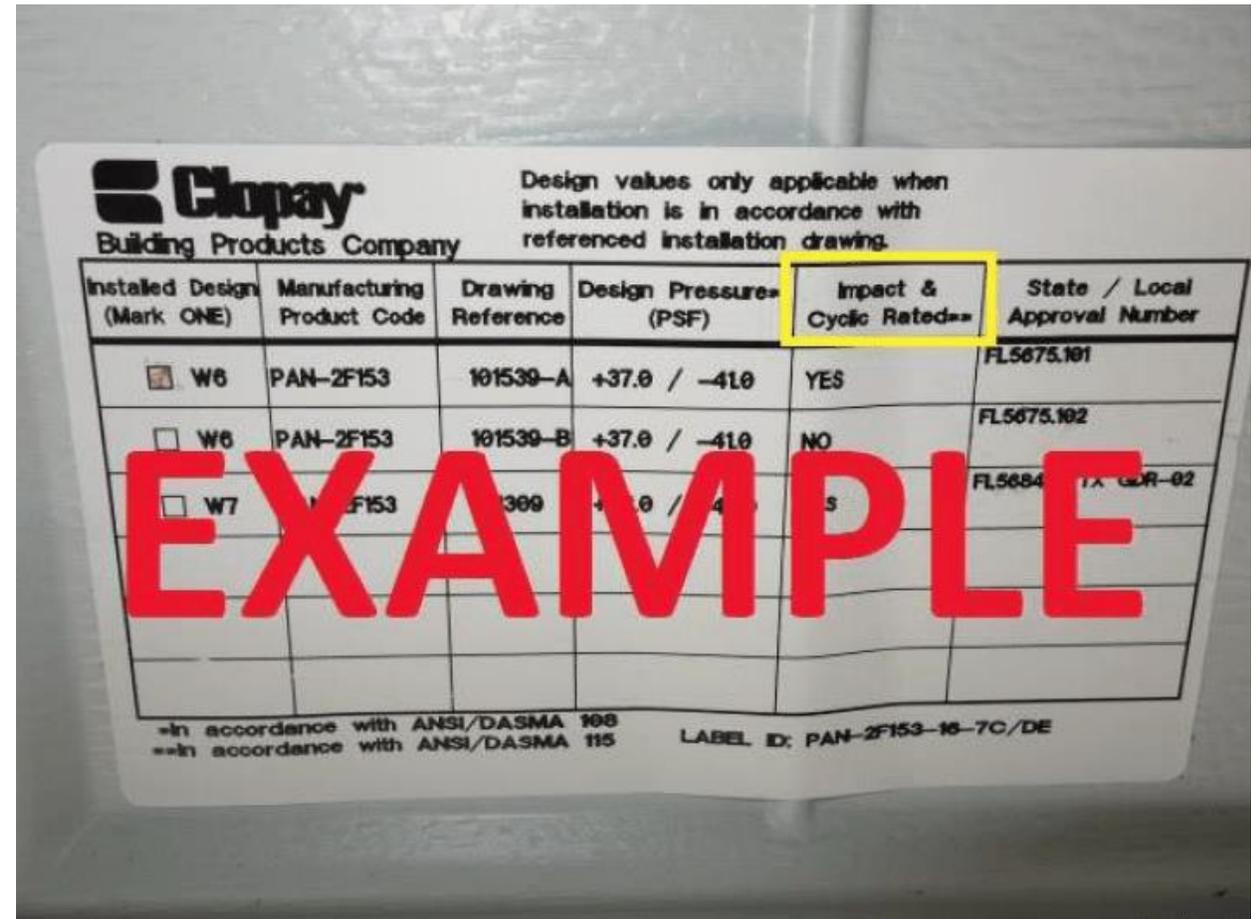


4. Garage Door Labels

Garage doors are required to have a permanent label showing the manufacturer, model/series number, positive and negative design pressure rating and applicable test standard.

These labels are helpful if you are buying an existing home and may help lower the cost of your homeowner's insurance. Here's why:

The Federal Emergency Management Agency (FEMA) identified the loss of garage doors as one of the major factors contributing to hurricane storm damage in homes.



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5. Final inspection

Code Section: 113.8 Final Inspection.

Upon completion of construction for which a permit was issued, a final inspection shall be conducted to ensure that any defective work has been corrected and that all work complies with the USBC.



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5. Final inspection issues

Final inspections are being scheduled where the permit is not read to be finalized. Builders state they would like for inspector to walk through and see what is “missing or needs to be corrected.”

In essence, they are requesting a “punch list” of that particular job.

Inspectors are instructed to stop a final inspection after 5 violations that are essentially of a “punch list” nature and impose a re-inspection fee, payable before any more inspections are made.



Questions

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