



## **Single/Two-Family Dwellings Additions**

- **Foundation Inspection**

**Shall be designed in accordance with the City of Abilene soil conditions and follow common engineering practices.**

- **Framing Inspection**

- Shall adhere to the spanning requirements of the current adopted edition of the International Residential Code. Bottom plates are treated lumber
- Exterior walls - max 16", on-center spacing
- Interior walls - non-load bearing, maximum 24" on-center spacing, not to exceed 10' stud height
- Double top plate - See International Residential code for exceptions
- Wind bracing required at all corners
- Attic ventilation required:
  - 1 square Foot of ventilation, per 150 square feet of attic space (1/50). May reduce to 1/300 when 50% of the ventilators are in the upper portion of the space vented, such as gable vents or turbine joints combined with soffit vents.
- Heating & air-conditioning duct work inspected
- Plumbing (over-the-top)
- Electrical rough-in inspected
- Roof decking
- Exterior sheathing
- Exterior doors
- Windows
- Fire-blocking
- Windows installed and doors framed

Sleeping rooms (any room served by a closet or bath) are required to have a way for emergency escape or rescue.

Escape, or rescue windows, must have a clear openable area of 5.7 square feet and meet all of the following:

Exception: Grade floor openings shall have a minimum net clear opening of 5 square feet (0.464m<sup>2</sup>)

- Minimum opening height dimension: 24"
- Minimum opening width dimension: 20"
- Maximum sill height, above floor: 44"
- Windows within a 24" arc of a door must be safety glazing
- One exterior door must be a minimum 3'0" X 6'8" hinged
- Occupied rooms should have approximately 8% of natural light from window or skylights, per room.

## • Final Inspections

- Heating & air-conditioning final inspection approval; condenser set, attic walkway installed (if applicable)
- Plumbing final inspection approval
- Electrical final inspection approval
- Smoke detectors are installed in each sleeping room, each area giving access to sleeping rooms, and at the top of stairways.
- Construction material/debris cleared, and yard graded to drain away from foundation Exterior complete, wood painted
- Landings/porches at exterior doors-minimum 36" x 36"
- Doors, swinging out, may not have more than 1" from floor to landing
- Doors, swinging in, may not have more than 8" from floor level to landing

**\*Upon completion of the above items, call for a Final Inspection, prior to use or occupancy of the building/area.**

## General Fireplace Inspections

- Prefab- must be accessible to check clearances to combustible materials and vent connections
- Masonry - inspection required, prior to capping chimney
- Hearth extensions - (minimum) 6 square feet, or less - 16" in front of, and 8" beyond each side of fireplace opening
- Over 6 square feet - 20" in front of, and 12" beyond each side of fireplace opening
- Mantels and combustible trim -
  - None closer than 6" to fireplace opening
  - Combustible materials greater than ¾" thickness may project 1/8" for each inch increase in distance, from 6" to 12" from fireplace opening

## Roofing

- Install as per manufacturer's instructions
- Vents to gas fuel appliances to be checked for safety. When installing or changing out collar flashings and vent caps, install in accordance with plumbing or mechanical code, or obtain services of a licensed registered mechanical or plumbing contractor

## Drywall (sheetrock)

- Water-resistance gypsum wall board is required when used as a base for tile or wall panels for tub, shower or toilet compartment walls. Water-resistance gypsum board shall not be used on ceilings, above tubs and showers where joists exceed 12" on-center

## **Driveway Approaches (Approaches to the public right-of-way, street or alley)**

- Must be permitted through the Engineering Division, by a bonded contractor. Call 676-6281
  - Inspections must be called in and performed in accordance to this division's requirements.
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- **This document is meant as a guide only, Other requirements may be required for your project.**