

Storey County Community Development

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The following checklist is to be reviewed for completion by the owner/contractor prior to scheduling an inspection.

Warning: Failure to complete all items on this checklist **that pertain** to your project may result in re-inspections, delays, and potential re-inspection fees.

Rough Frame, Electrical, Mechanical and Plumbing

After shear and roof sheathing inspection

Rough Frame:

1. Address to be posted, visible from road. IRC R319
2. Toilet facilities required on site.
3. Animals restrained.
4. Construction is safe for inspection. Boards with nails and excessive debris removed. Ladders and scaffold properly secured.
5. Approved (stamped) plans & permit are on the jobsite at during inspections. IRC R106.3.1, R105.7, R109.3
6. Any deviations from approved plans have been reviewed first by Storey County Plans examiner and where required by engineer or registered design professional. If reviewed prior to inspection by engineer on record or design professional, please provide signed letter at time of inspection.
7. Deferred submittals, i.e., truss calculations, etc., reviewed prior to rough frame inspection.
8. Moisture contact of framing materials has been verified in accordance with IRC R317.
9. Building shall be weather tight (paper or Tyvek) or similar product on the walls and windows installed. The installation of the exterior finishes should immediately follow this inspection as not to void the weather- resistive barrier UV exposure rating. Roofing or dried in means of construction are in place. IRC R109.1.4
10. Exterior lath and paper complete. IRC 109.1.4.
11. Verify all penetrations are caulked and or sealed.

Veneer

12. Weep screeds in place minimum 4" above earth maintaining the required earth to wood clearances and 2" above paved, concrete areas. IRC R703.12.1

Draftstops / Fire Blocking

13. Floor Assembly draftstops are required where an area exceeds 1000sq' and shall be divided into approximate equal areas unless otherwise approved by the building official. IRC R302.12
14. Attic and floor / ceiling draftstops shall be 3/8's plywood or 1/2" drywall. IRC R302.12.1 Construction per R302.12.1
15. Floor assembly draftstops are required where the area exceeds 1,000 sqft and shall be divided into approximate equal areas unless otherwise approved by the building official. IRC R302.12
16. Fire blocking at the top and bottom of concealed spaces and every 10' in horizontal spaces has been completed. IRC R302.11
17. Floor sheathing at tub drain is fire blocked. IRC R302.11 #4 (material)

Glazing

18. Glazing adjacent to doors. Safety glass required when edge of glass is less than 24" from door edge and less than 60" from ground. IRC R308.4.2
19. Glazing in windows. Safety glass required when 1) glass is more than 9 sqft, 2) edge of glass is less than 18" above floor / ground, 3) top edge is more than 36" above the ground and 4) within 36" of walking surface. IRC R308.4.3
20. Safety glass is required when glass is within 60" of the waters edge at swimming pools, hot tubs /spa or from the edge of a shower, sauna, or steam room. IRC R308.4.5
21. Safety glass required in walls within 36" horizontally of stairways, landings between a flight of stairs and ramps where the bottom edge of the glass is less than 36" above the walking surface. IRC R308.4.6
22. Safety glass is required in walls within a 60" horizontal arc less than 180 degrees from the bottom tread nosing and bottom edge of the glass is less than 36" above the landing. IRC R308.4.7
23. Emergency escape and rescue openings (Egress): Required in basements, habitable attics, and every sleeping room (bedrooms). IRC R310.1
24. Minimum opening area (egress windows): Shall have a net clear opening of not less than 5.7 sqft. The net clear height of the opening shall be not less than 24" and net clear width shall be not less than 20" Exception: Grade floor openings or below grade openings shall have a net clear opening area of not less than 5 sqft. IRC R310.2.1

25. Windowsill height for emergency escape windows in sleeping rooms (bedrooms). It shall have a sill height of not more than 44 inches above the floor. Where the sill height is below grade, it shall be provided with a window well. See IRC 310.2.3. IRC R310.2.2

Stairs / Landing

26. Width: stairway and hall width shall not be less than 36" clear width. IRC R311.7 & R311.6
27. Headroom: Min. 6'8" (spiral 6'6") IRC R311.7.2 & 311.7.10.1
28. Treads and risers: Maximum riser height shall not exceed 7 ¾". Minimum tread depth shall be 10" with a ¾" nosing or 11" depth. IRC R311.7.5.1 & R311.7.5.2
29. Dimensional uniformity at stairs shall be determined from landing to landing from the tallest riser not more than 3/8" to the shortest riser and greatest tread depth not more than 3/8" more than the smallest. IRC R311.7.5.1 and R311.7.5.2
30. Winders: Min. 6" tread depth at the inner edge and min. 10" tread depth within 12" of inner edge. IRC R311.7.4 & R311.7.5.2.1
31. Nosing: max radius of curvature (9/16") or beveling (1/2"). Treads less than 11" require a nosing a minimum ¾" and a max of 1-1/4". IRC R 311.7.5.3
32. Stairway Landing: There shall be a landing at the top and bottom of each stairway. The width of the landings shall not be less than the width of the stairway they serve. Every landing shall have a minimum dimension measured in the direction of travel equal to the width of the stairway. Such dimensions need not exceed 36" where the stairway has a straight run. IRC R311.7.6

For R-3 occupancies, a floor or landing is not required at the top of an interior flight of stairs, including stairs in an enclosed garage, provided a door does not swing over the stairs.

33. Vertical stair rise shall not exceed 151" between floor levels or landings without an intermediate landing. IRC 311.7.3

Guards & Rail

34. Where required: Guards shall be provided for those portions of open sided walking surfaces, including stairs, ramps and landings that are located more than 30" measured vertically to the floor or grade below at any point within 36" horizontally to the edge of the openside. IRC R312.1.1
35. Height of guard: Required guards at the openside of walking surfaces including stairs, porches, balconies, or landings shall be not less than 36". IRC R312.2
36. Opening limitations of guards: Required guards shall not have openings from the walking surface to the required guard height that allow passage of a sphere 4 inches in diameter. IRC R312.1.3. See exceptions for triangular openings at the open side of stairs formed by the riser and tread, is opening limitation shall be no greater than 6".
37. Handrails shall be provided on not less than one side of each flight of stairs with four or more risers. IRC R311.7.8

38. Handrail height measured vertically from the sloped plans adjoining the tread nosing or finish surface of the ramp slope shall be not less than 34" and not more than 38". IRC R311.7.8.1

Attic Venting & Access / Crawl Space Access

39. Attic access: is located in a hallway or other readily accessible location and framed to allow an opening at least as large as the largest component of the appliances and not less than 22"X30". IRC R807.1
40. Access shall be provided to all underfloor spaces. Access openings through the floor shall be 18"X24" Openings through a perimeter wall shall be no smaller than 16"X24". IRC R408.4

Framing

41. Wall construction shall be constructed per chapter 6 of International Residential Code.
42. End joints in double top plates are offset 24" with 8-16d nails at each side or per engineer's requirements for engineered structures. Top plates notched for piping, A/C line set, continuous posts etc. have been spliced with a structural strap with 8-16d nails on each side. IRC R602.3.2, Table R602.3 (1)

Rough Electrical:

1. New electrical work shall be inspected and shall be in compliance with chapters 34-40 of the IRC. All rough electrical is complete. Wiring is terminated in the electrical panels. IRC E3403.2 &3. NEC 110.3
2. Verify electrical outlet / receptacles requirements and spacing. IRC Chapter 37, NEC 210 & 252.
3. Sub-Panels shall not be located in a bathroom, clothes closet or oversteps. IRC 3405.5, NEC 240.24
4. Arc Fault protection required for outlets in kitchens, laundry areas, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas. IRC E3902.16, NEC 210.12 (A)
5. Tamper proof receptacles required in sleeping units and other specified areas. IRC 4002.14, NEC 406.12
6. Ground fault circuit interrupter protection (GFCI) is required in garages. IRC E3902.1, NEC 210.8
7. Ground fault circuit interrupter protection (GFCI) is required in bathrooms, kitchens, outdoors, outdoor lighting, crawl space, unfinished basements etc, and or located within the 6' of a water source. See IRC E3902 and NEC 210 for specific details.
8. 20 ampere-rated branch circuits required in: kitchens, dining rooms, bathrooms, laundry rooms and garages. IRC E3703, NEC 210.11

9. Smoke alarms shall be interconnected, hardware with battery backup, are required on ceiling or wall at each floor level, in each sleeping room and outside each sleeping area. Smoke alarms are required to be installed within 12" of the highest point of the ceiling. Including basements and habitable attics. IRC 314
10. Carbon Monoxide alarms shall be installed in a dwelling with fuel burning appliances and / or with attached garages. Detectors shall be interconnected. Detectors shall be installed outside each sleeping area in the immediate vicinity of the bedroom(s) and every floor level including basements, multiple purpose smoke and carbon alarms are acceptable. IRC 315
11. Electrical boxes are made-up, grounds and neutrals spliced, ground screws, bushings, etc. IRC E3403, NEC 110.3
12. Romex is secured within 12" of boxes and every 54". IRC E3802.6, NEC 334.30
13. Grounding & bonding at panels completed. Grounding wire size #4AWG or per: IRC E3608 & E3609
14. Gas and water bond (metal piping) is complete. Connections are in an accessible location. IRC E3609.6 & E3609.6, NEC 250.104 (A) (1).
15. Any electrical panels or disconnects, such as main panels, sub panels, A/C unit, has the required working clearance. 30" wide by 36" deep by 6.5' high. IRC E3405.2, NEC 110.26
16. A switched light and receptacle are provided in the attic where HVAC equipment is placed. IRC E3903, NEC 210.70.
17. Power and lighting (receptacles & switches) shall be installed per IRC chapter 39.
18. Romex within 6' of the attic access is to be protected. IRC E3802.2, NEC 320.3, 334.23
19. Protection of Romex / wiring methods above ground installation within 7' of floor, etc. IRC E3802, NEC 334.15 (C)
20. Nail protector plates are provided at wiring within 1 1/4" from edge of the stud or framing member. IRC Chapter 38, NEC 300.4

Rough Mechanical:

1. Thermostat wire installed for HVAC.
2. Required heating, dwelling units shall be provided with heating facilities capable of maintaining a room temperature of not less than 70 degrees at a point 3' above the floor and 2' from exterior walls in habitable rooms at the design temperature. This heating source shall be controlled by a thermostat and the heating appliance must be permanently installed. (Plug in type heaters do not meet the intent of this code). Fireplaces, wood, pellet, or gas stoves do not meet this code unless automatically controlled by a thermostat and installed in each habitable room. IRC R303.10, Storey County Ordinance.

3. A/C line sets installed and supported. IRC Chapter 14
4. All mechanical ducts shall be installed per IRC Chapter 14. Underfloor ducts shall not be less than 4 inches from earth. IRC 1601.4.8
5. HVAC ducts shall be supported per premanufactured duct installation specifications. Otherwise, every 6' using circular bands for metal ducts not less than 1" thick.
6. HVAC condensate drains installed per IRC M1411.3-M1411.8
7. Gas vents shall comply with IRC G2427.6, IMC 503.6
8. Gas vent roof termination shall terminate not less than 2' above the highest point where they pass through the roof and not less than 2' above any portion of a building within 10' horizontally. IRC G2427.6.4, IMC 503.6.5
9. Chimney termination shall extend not less than 3' above the highest point where they pass through a roof of a building and not less than 2' horizontal distance of 10'. IRC G2427.5.3, IMC 503.5.4
10. Wood stove flue clearances per manufacture installation specifications. For single wall flue pipe installation NFPA 211 minimum clearances are required.

Exhaust

11. All exhaust fans and ducts are installed at rough mechanical inspection. Ducts terminate at wall or roof jacks a minimum of 36" from building openings, including attic and crawlspace vents and combustion air intakes. IRC M1502.3, M1504.3
12. The maximum length of an exhaust duct shall be 35' from the connection to the transition duct from the dryer to the outlet terminal. 45- & 90-degree elbows account for added feet to total length. IRC M1502.4.5.1
13. Minimum CFM for exhaust fans: **kitchens:** 100cfm intermittent or 25cfm continuous, **bathrooms:** 50cfm intermittent or 20cfm continuous.
14. Exhaust openings: exhaust air shall not be directed onto walkways. IRC R303.5.2
15. Outside exhaust openings shall be protected with a screen not less than ¼" openings and not more than ½". IRC R303.6

Rough Plumbing:

1. Plumbing (water, gas and hydronic) systems shall be on test (pressure) before the inspector arrives. Test procedures shall be per IRC G2417, IPC 406 for gas, IRC P2503.4 DWV domestic waste vent and wastewater. IRC P2503.7 for water supply and IRC M2105.28 for hydronics.
2. All plumbing piping shall be supported for its size, material, and joint types. IRC chapter 26
3. Horizontal drainage piping slope: ¼" unit vertical per 12" vertical (2% slope) for 2 ½" pipe diameter or less. Not less than 1/8" unit vertical per 12" vertical for pipe diameter of 3" or more. IRC P3005.3

4. Number of fixtures units allowed to be connected to building drain. See table IRC P3005.4.2, To calculate fixture units (D.F.U.'s) see IRC table P3004.1
5. Horizontal drain clean outs located at intervals of not more than 100'. IRC P3005.2.1 & P3005.2.2
6. Clean out size shall be the same size as the pipe they are servicing. Or 4" if pipe size is larger than 4"
7. Site built **shower pans** are filled to the top of dam for test. (2" minimum) for 24 hours. The test plug shall be so placed that both the upper and under sides of the sub-pan shall be subjected to the test at the point where it is clamped to the drain. 1/4" per foot slope required for unfinished pan. 1/8" per foot for finished pan. IRC P2503.6

Gas Piping

1. Gas schematic calculations shall be performed by installing contractor and subject to plan review at request. IRC G2413.2, G2413.4.
2. Gas line installation over 10' shall be subject to a pressure test per IPC 406.
3. Gas line trenching shall be 18" deep with tracer wire & location tape in trench per: IRC G2415.17.3, G2412.5
4. Trenching and backfilling per IRC P2604.1 & IPC306.
5. Exterior exposed or underground metallic piping shall be protected from corrosion. IRC G2415.11
6. Pipe supports / hangers per: IRC P2605.1 & IPC Table 308.5
7. Gas pipe installed underdrive way or driving surface shall be 24" beneath surface and pipe shall be sleeved with a pipe 2 pipe diameters larger than gas service pipe. Per IPC 305.3, P2603.4

Vents:

8. Plumbing vents shall extend through the roof flashing. Vents shall extend a minimum of 6" above the roof or 6" above the anticipated snow accumulation, whichever is greater. IRC P31031.1 (at least 3" from building opening)
9. Locations of vent terminals per IRC P3103.5

Structural and protection:

10. Drilling and notching for plumbing components shall be per IRC P2603.2, R502.8, R602.6, R802.7 and R802.7.1
11. Nail plate protectors are provided at piping within 1 1/4" from the edge of the stud. IRC P2603.2.1

Water Heater: *IRC Chapter 28*

12. Water heater discharge pipe (T&P temperature & pressure relief) shall terminate outside the building. (Plastic pipes not permitted) IRC P2804.6.1 Pan drain termination per IRC P2801.6.2
13. Water heater gas vents shall be installed through the roof with flashing. IRC G2427.6., G2427, IPC 503
14. Water heaters installed in garages: Water heaters having a n ignition source shall be elevated such that the source of ignition is not less than 18 inches above the garage floor. IRC P2801.7
15. Water heaters are required to be braced seismically. Anchored or strapped in the upper one third and lower 1 third. (2 straps minimum). IRC P2801.8

Decks

1. Exterior decks shall be constructed per IRC R507.
2. Deck ledger shall be a minimum of 2X8" nominal, pressure- preservative treated, southern pine incised, pressure treated hem fir of approved naturally durable, No. 2 grade or better.
3. Vertical and lateral supports shall not be accomplished by the use of toenails or nails subject to withdrawal. Per IRC R507.8
4. Lateral connections (deck ties) for decks over 30" of finished grade shall be installed in not less than two locations within 24" of each end per deck with the use of DTT1Z or 2Z system required or other similar hold-down tension device. Allowable stress of 1500 lbs. With tension devices that produce 750 pounds of stress, 4 devices shall be added per deck. Per IRC R507.9.2
5. Deck flashing at leger required per IRC R507.2.4.
6. Deck shall be supported on concrete footing or other approved structural systems designed to accommodate all loads in accordance with section R301. Deck & balconies (exterior) minimum uniformly distributed live load of 40 pounds per sq'. Per IRC R301.5.