

TOWN OF SNOWMASS VILLAGE

Building Inspection Checklist

Note: This list is to be used as a guide for common items found on inspections and is not intended to replace the Building code in effect at the time. Each project will be inspected for code conformance and may or may not have corrections to be made from this list.

GENERAL

- 1) Approved plans and permit card not on jobsite.
- 2) Previous correction lists not on jobsite.
- 3) Address not posted at entrance to site.
- 4) Contractor/owner called for inspection before work is ready.
- 5) Items on previous correction lists not corrected.

FOOTING/FOUNDATION

- 1) Loose debris, roots, water, snow or frost in forms.
- 2) Forms not properly laid-out or sized per plans.
- 3) Interior pads not formed or ready for concrete.
- 4) Forms not centered over footings.
- 5) Rebar not installed or sized per plans.
- 6) Rebar not bent around corners. Straight corner splices not allowed.
- 7) Required clearances not maintained between rebar and forms.
- 8) Form voids damaged by moisture.
- 9) Steel reinforcement not adequately secured.
- 10) Provisions not made for freezing temperatures.

PERIMETER DRAIN/WATERPROOFING

- 1) Foundation not placed as per plans.
- 2) Drain not sloping toward sump pit or daylight.
- 3) Drain ties into Public Street under drain.
- 4) Waterproofing materials not placed on all habitable below grade walls.

UNDERGROUND PLUMBING

- 1) No air (5psi) or water (10' head) placed on piping.
- 2) No ladder access if applicable.
- 3) Piping not bedded or supported properly.
- 4) Piping not sloped according to pipe size.
- 5) Vents not installed downstream of fixtures served.
- 6) Cleanouts missing or not installed properly.

- 7) Drain, waste and vent & water lines not isolated through slab penetrations.
- 8) Main building-drain clean-out not provided or extended above floor.
- 9) Water line routed through foundation wall.
- 10) Vent connections not rolled up above flow line.
- 11) Material less than schedule 40 installed inside building.

ROUGH FRAMING

- 1) Structure not completely dried in.
- 2) Untreated sill plates in contact with concrete.
- 3) Anchor bolts spaced more than six feet apart and not within 12 inches of each end.
- 4) Nuts & washers missing or loose on foundation anchor bolts.
- 5) All wire and piping penetrations not adequately sealed between attic, floors and crawl space.
- 6) Fire-blocks missing at soffit wall lines.
- 7) Fire-blocks missing vertically or horizontally. (Ten feet maximum)
- 8) Fire-blocks missing at tub drains.
- 9) Engineered truss sheets and calculations not provided.
- 10) Engineered trusses not braced or installed as per technical data.
- 11) Engineered trusses installed damaged.
- 12) Engineered trusses not anchored as per plans.
- 13) Engineered truss anchors not attached or installed properly.
- 14) Shims missing at load bearing headers.
- 15) King studs not nailed or attached to headers.
- 16) Over notched or over-bored holes in joists or studs.
- 17) Holes installed incorrectly at manufactured joists. (See mfg's instructions)
- 18) Chords cut or notched at manufactured joists.
- 19) Manufactured beams not installed per manufacturer's instructions.
- 20) Floor joists notched more than 1/6th of its depth.
- 21) Joist hangers missing or not properly secured.
- 22) Top plates of interior walls do not lap or tie into exterior walls.
- 23) Top plates of load bearing walls over cut for heating ducts.
- 24) Solid blocking missing between floor joists at bearing walls.
- 25) Sub floor materials not fastened properly.
- 26) Sub floor not cleaned to verify fasteners.
- 27) Stair riser height exceeds maximum allowed.
- 28) Stair risers vary more than 3/8" from those within flight.
- 29) Stair ceiling height below 6'8" minimum.
- 30) Stair stringers not secured or supported properly.
- 31) Stair stringers not of proper size to support load.
- 32) Shear panel sheathing not fastened properly. Bottom or top edges not blocked.
- 33) Spacing between load bearing studs is not correct.
- 34) Squash blocks not installed in floor/ceiling assemblies under point loads.
- 35) Point loads do not have a continuous load-bearing path to foundation.
- 36) Skylights, windows, doors missing.
- 37) Safety glazing not installed for human impact loads. (Doors, tubs, stairs, etc.)

- 38) Attic ventilation missing or undersized. (1/150 of attic area)
- 39) Attic access missing or undersized. (22" x 30" min)
- 40) Crawl space ventilation missing or undersized. (1/150 of crawl space area)
- 41) Crawl space access missing or undersized. (18" x 24" min)
- 42) Unsuitable shims installed under beams in concrete foundation pockets.
- 43) Mono-posts or columns missing, out of plumb or not installed over foundation.
- 44) Ridge board does not run full depth at cut end of rafter.
- 45) Egress size windows not provided in sleeping rooms or basement.
- 46) Sill height of egress windows exceeds 44" maximum.
- 47) Habitable rooms have inadequate natural light and/or ventilation.
- 48) Structure still under construction and not ready for inspection.
- 49) Special inspection reports missing or incomplete.

ROUGH ELECTRICAL

- 1) Too many conductors in box or cabinet.
- 2) Cables not properly secured or supported.
- 3) Improper boxes installed for ceiling fans or fixtures over 50lbs.
- 4) Smoke detectors not installed or installed improperly.
- 5) Required convenience outlets missing.
- 6) Romex and cables installed parallel to studs in return air space.
- 7) Foreign equipment installed in dedicated electrical space. (Above panel board)
- 8) Lighting outlets not installed at all exterior doors.
- 9) GFI convenience outlets not installed at front and rear of structure.
- 10) Nail plates missing at plates and studs.
- 11) Metal raceway between meter socket and load center not bonded.
- 12) Lighting outlet missing at equipment in crawl space, closet or attic.
- 13) Box openings do not have 24" lateral separation in one-hour walls.
- 14) Too many wires/cables incorporated under support methods. (Staples, straps)
- 15) Cables too close to face of stud or joist. (1 1/4" min.)
- 16) Metal boxes not bonded.
- 17) Inadequate length of conductor available at box or cabinet.
- 18) Neutral and grounding electrode conductor not bonded together at main service.
- 19) Grounded conductors not properly identified at terminations. (White tape)
- 20) Foundations rebar ground, "ufer", not available for main grounding provisions.
- 21) Junction boxes located in inaccessible locations. (Behind dishwasher)
- 22) 15amp power circuit installed in kitchen, dining, laundry, bathroom, etc.
- 23) Convenience outlet missing in hallway ten feet or more in length.
- 24) Metal device rings installed on non-metallic boxes and not bonded.
- 25) Dissimilar metals in contact with each other. (Copper plumbing & steel flex)
- 26) Floor to floor penetrations not adequately sealed.
- 27) Conductors smaller than #8AWG secured to bottom of floor joists in unfinished basement.
- 28) Connectors or bushings missing at flexible conduit when used as a Romex sleeve.
- 29) De-oxidizing compound missing at aluminum wire terminations.
- 30) Metal boxes for range or dryer not bonded properly.
- 31) Bathroom outlets not served exclusively by 20amp circuit.

- 32) Two dedicated circuits not installed for small appliances in kitchen.
- 33) Clothes washer outlet not on separate 20amp circuit and within 6' of location.
- 34) Fixed kitchen appliances not on separate circuits.
- 35) Telephone, cable and data cables not installed or supported correctly.

ROUGH PLUMBING

- 1) Plumbing vents and drains have reverse flow.
- 2) Plumbing and gas lines not properly supported.
- 3) Improper sizing of drains, vents and gas lines.
- 4) Nail plates missing at studs and plates.
- 5) Manual shut off not installed within 4' of gas appliance.
- 6) Water and gas supply lines not flexible for fixtures/appliances installed on slab.
- 7) No test on plumbing lines.
- 8) Cleanouts not provided or are inaccessible.
- 9) Trap and standpipe not properly installed for clothes washer.
- 10) Vent pipes do not terminate properly at roof.
- 11) Clearances not maintained for equipment, vents and cleanouts.
- 12) Condensate drains missing or improperly installed.
- 13) Plumbing lines not maintaining minimum test provisions.
- 14) Site-built shower pan not tested for leakage.

ROUGH MECHANICAL

- 1) Improper clearance to combustibles with Type B vent exhaust.
- 2) Improper termination of Type B vent exhaust.
- 3) Environmental exhaust fans not installed or vented to exterior.
- 4) Offsets greater than 45 degrees in Type B vent exhausts.
- 5) Vent connectors have improper slope. (2 percent min.)
- 6) Combustion air missing or has inadequate volume for application.
- 7) Inadequate mechanical joint between furnace and return air duct.
- 8) Gas appliances not installed or incomplete.
- 9) Combustion air missing for direct vent appliances.
- 10) Manufacturer's specifications not available for specific appliances.
- 11) Improper clearances at gas appliances, plumbing fixtures.
- 12) HVAC ducts not properly or adequately sealed.
- 13) Screws or penetrations used on dryer exhaust duct.
- 14) Improper access to equipment in attic or crawl space.

ENERGY CONSERVATION

- 1) Insulation missing behind tub enclosures on exterior walls.
- 2) Insulation missing in floors over un-heated spaces.
- 3) Insulation missing around rim joists.
- 4) Fenestration ratings missing on windows.
- 5) Vapor barrier missing or incomplete on exterior walls.
- 6) Airtight recessed lighting cans missing roof/ceiling assemblies.
- 7) Inadequate insulation values in walls, ceilings, floors.

- 8) Insulation missing on hot water re-circulation piping.
- 9) Appliances do not meet minimum system efficiencies.
- 10) Snowmelt piping improperly installed or un-insulated.
- 11) Ground floor slab not properly insulated.
- 12) Crawl space not properly insulated.
- 13) Piping not insulated in unconditioned space.
- 14) Ducts not insulated in unconditioned space.
- 15) Skylights do not meet minimum standards.
- 16) All points of infiltration not caulked, gasketed or sealed.

DRYWALL

- 1) Improper nails used for attachment.
- 2) Large holes around brackets, posts, boxes and cabinets in garage.
- 3) Inadequate drywall installation for enclosed space under stairs. (5/8" type X)
- 4) Water resistant materials missing in tub/shower areas.
- 5) Green board installed on ceiling with supports more than 12" o.c.
- 6) Inadequate number of attachment screws/nails. (7"nails/12"screws)
- 7) Supporting members for habitable space above garage not protected.
- 8) Supporting member spacing inadequate for type of drywall used.
- 9) Joints taped or screws spotted prior to inspection.
- 10) First layer of two ply system covered prior to inspection.

FINAL ELECTRICAL

- 1) GFI convenience outlets not working properly.
- 2) Improper clearance for light fixtures in clothes closets.
- 3) Panel board directory missing or incorrect.
- 4) Disposal cord exceeds 36" maximum in length.
- 5) Unprotected outlets installed in a GFCI location.
- 6) Main grounding electrode conductor loose or disconnected at water service.
- 7) Bonding jumpers missing at required locations.
- 8) Open wiring, boxes uncovered or un-terminated.
- 9) Multi-wire branch circuit terminating in single box, fed from separate over-current devices, without handle tie.
- 10) Incorrect fuse type at appliance disconnects.
- 11) Inadequate access to hydro-massage bathtub pump motor.
- 12) Hydro-massage bathtub not GFI protected.
- 13) All sleeping room outlets not AFCI protected.
- 14) Cables exposed to physical damage not protected.
- 15) Over-current device filler blanks not installed.
- 16) Required convenience outlets missing kitchen counter-tops.
- 17) Disconnecting means, within sight, not installed for electric water heater.
- 18) Inadequate clearances at electrical equipment.
- 19) Low voltage lighting transformers not properly fused or grounded.
- 20) Smoke detectors missing, not working properly or not interconnected.
- 21) Device cover plates missing.
- 22) Main service disconnecting means not labeled.

- 23) Junction boxes, cabinets, panels not labeled.
- 24) Lamps not installed in all lighting fixtures.
- 25) Appliances or equipment not wired.
- 26) Disconnecting means for furnace mounted on combustion chamber.
- 27) Battery smoke detectors missing in existing areas not remodeled.
- 28) GFI convenience outlet and light missing at attic/crawl space equipment.

FINAL PLUMBING

- 1) No water meter
- 2) Plumbing fixtures not complete, leak or do not function properly.
- 3) Hot and cold supply lines reversed.
- 4) Shower head, tub spout loose or leaking.
- 5) No hot water.
- 6) No water.
- 7) Garbage disposal non-functioning.
- 8) Floor drains restricted or missing strainer.
- 9) Leakage in piping.
- 10) Air gap missing on dishwasher discharge line.
- 11) Permanent caps missing on unused plumbing lines.
- 12) Valve missing water heater supply line.
- 13) Caulking missing around plumbing fixtures in contact with solid flooring.
- 14) Water heater pan and drain missing where installed in an area that may cause damage to the finished structure.
- 15) Expansion tank missing on hot water systems.
- 16) Backflow prevention missing where required.
- 17) Piping not insulated for hot water circulation or in an unconditioned space.
- 18) Inadequate clearances at plumbing fixtures.

FINAL MECHANICAL

- 1) Furnace, boiler or AC system does not operate.
- 2) Appliance vents not complete.
- 3) Ductwork in an unconditioned area not insulated.
- 4) Appliance combustion air missing or incomplete.
- 5) Inadequate access to attic or crawl space equipment.
- 6) Exterior gas lines not painted or corrosion resistant.
- 7) Furnace cover, filter missing.
- 8) Ducts and transitions not adequately sealed.
- 9) Furnace or water heater supported on wood shims.
- 10) Boiler installation not per manufacturer's instructions.
- 11) Gas appliances not functioning.
- 12) Required shut-offs missing for gas appliances.
- 13) Appliances missing approved flexible connectors.
- 14) Screens or approved terminations missing on exterior exhaust ducts.

FINAL BUILDING

- 1) Permanent address missing or does not contrast to background.
- 2) Outstanding fees unpaid to the Town.
- 3) Final grading not complete.
- 4) Landscaping or agreement not in place.
- 5) Exterior painting incomplete.
- 6) Exterior flatwork missing.
- 7) Exterior decks, handrail and stairs not complete or do not comply.
- 8) Splash blocks missing at exterior sill cocks.
- 9) Downspouts missing extensions or splash blocks.
- 10) Garage/dwelling door not 1 3/8" solid core, has no label, not self-closing, does not latch, has no smoke seal gasket and is not trimmed with 5/4" material.
- 11) Stair treads not 9" in depth, risers over 8" and variance is over 3/8" between steps.
- 12) Drywall in garage not taped.
- 13) Attic access is missing or wrong size.
- 14) Crawl space access is missing or wrong size.
- 15) Unit not completely painted or carpeted on interior.
- 16) Handrails at stairs missing, wrong size or installed wrong.
- 17) Inadequate headroom at stairs. (6'8")
- 18) Inadequate headroom kitchen, bathrooms, hallways. (7'0")
- 19) Inadequate headroom all other spaces. (7'6")
- 20) Tile in tub/shower enclosure incomplete or less than 70" above drain.
- 21) Crawl space vents or approved mechanical ventilation not installed or sized incorrectly.
- 22) Attic ventilation, soffit vents missing or sized incorrectly.
- 23) Foundation wall beam pockets not grouted.
- 24) Soffit or floor cantilever sheathing materials missing.
- 25) Insulation missing from unfinished areas or crawl space.
- 26) Inadequate roof/attic insulation.
- 27) Egress windows too small or installed wrong.
- 28) Safety glazing missing in required areas.
- 29) Attached garage missing switched lighting outlet.
- 30) Window well more than 44" deep does not have ladder or similar device.
- 31) Accesses to hydro-massage pump motor does not meet manufacturer's specs.
- 32) Slab on grade columns not poured.
- 33) Double keyed locks on required exit doors.
- 34) Unit not clean. Workers still are working. Unit is not ready for inspection.
- 35) Site drainage incomplete or not per plans.
- 36) Final Survey plat not received.