



Calhoun County

Residential Plan and Inspection Guidelines

All residential plans including additions and attached garages shall be designed to the adopted edition of the International Residential Code. Plans are to be drawn in a clear and concise manner to engineer's scale. If you are unable to provide this you will have to have your plans drawn by a draftsman or engineer. There are no exceptions to this requirement.

Homeowners obtaining their own permits for construction may utilize family members, not friends, to aid in the construction process. However, when entering into a contract with an individual, that person will have to be licensed for the full dollar amount of the contract.

Design criteria to be submitted with plans:

All plans shall be designed for the geographical location to which they are to be placed Include type and R-value of insulation to be used.

Site Plan:

Site plans shall either be drawn to scale with scale used furnished or all dimensions shown.

Distances to property line must be shown.

Buildings shall be shown correctly oriented as to how they will be constructed on the property.

Include other structures on property if any and the distances to the new project.

Indicate North Arrow reference.

Show utility easements with dimensions.

Foundation Plan:

Show perimeter layout of foundation including all porches, garages, and fireplaces.

Include details showing horizontal reinforcement and vertical reinforcement, stem wall, pier curtain wall, monolithic slab, or slab above grade

Show all exterior and interior pier placement with spacing dimensions or drawn to scale. Indicate elevations for foundation walls.

Indicate type and placement of wind up lift anchorage. Indicate foundation vent size and placement.

Floor Framing Plan:

Show the nominal dimension, spacing, and direction of all floor joists.

Show girder placement and all nominal dimensions and required thickness of ply members. Show detail for mud sill, and rim joist to include all nominal dimensions.

If this is an addition show how attachment is to be made to home.

****Note -** Manufactured home additions are to be designed as free standing and shall not be attached to the home. Two single manufactured homes cannot be joined in any way to form a double wide.

Floor Plan:

Drawn to scale or show building dimensions. Include window and door schedules.

Show placement of types of windows and door locations on plans.

Indicate Solar Heat Gain Coefficients and U-Factors for all windows and doors.

Label all rooms. Include all porches and garages, decks and patios.

Elevation Plan:

Show all elevations of home North, South, East and West. Show mean roof height. If built in a flood zone indicate area that is one foot above flood plane and provide pre-construction elevation certificate.

Roof Framing Plan:

If using manufactured trusses, truss package needs to be onsite by framing inspection at the latest. If stick built provide the following:

Show all rafter spacing to include nominal dimensions. Show all ceiling joists with spacing and nominal dimensions. Show location of all valley and hip rafters

Show all beams and locations to include beam sizes. Indicate size and placement of collar ties.

Mechanical Requirements (HVAC):

Manual J and Manual D information shall be included with all plan submittals. Manually computed Manual J forms are not acceptable.

Floor plans showing sizing of all duct work including branch lines to individual rooms shall be shown. CFM loading shall be shown for each individual room.

Indicate sizing, type, and location of equipment to be used.

Electrical Requirements:

Receptacle locations, GFCI and AFCI locations, smoke detector locations and panel box location. An exterior disconnect is required.

Scheduling an Inspection:

Calhoun County requires a 24-hour notice to perform an inspection. Inspections are currently performed Monday, Wednesday and Friday.

The information you will need when calling for an inspection:

Address.

Permit number.

Type of inspection you are requesting.

Contractor name.

Contact phone number.

We cannot guarantee a given time for your inspection.

Sequential Listing of Inspection Types:

Foundation:

Permit is to be posted in a conspicuous area, not subject to the weather. Approved plans are to be on-site for review.

Footing inspection shall have all required rebar in place.

Vertical reinforcement shall be bent in an “L” configuration and the short bend section of the “L” shall be tied in place to the top of the main runners. All rebar shall maintain 3” clearance between earth and the rebar.

Rebar is prohibited from being used as grade stakes.

If footing has rebar, a Ufer ground is required.

Wood, PVC, or completely coated metal grade stakes are acceptable. Footing shall be cleared of

all roots, vegetation, and water.

Clay brick shall not be used to support main runners of rebar. Cement brick is acceptable.

Termite treatment shall be accomplished prior to pour. If a different approved method of termite treatment is to be used, this information shall be provided at the time of scheduling an inspection.

Slabs:

Area where slab is to be placed shall be free and clear of all vegetation. Compaction results will have to be furnished if disturbed soil or fill.

Ten-mil vapor barrier is required for garage and dwelling slabs.

If slab is to have electrical or plumbing installed within, then an electrical or plumbing under-slab inspection will have to be performed prior to the building slab. Once these trade inspections have been performed, the affected area shall be covered up and compacted.

Form work for the slab shall be in place and secure.

Pier and/or CMU Wall Inspections:

This inspection applies only to crawl space construction. All piers and CMU wall shall be inspected prior to pour.

All hold down strapping applications for the floor system shall be complete at this time.

Wall/Roof Sheathing:

Specific nailing patterns as well as hold-down-requirements have to be met and inspected.

Inspection shall take place prior to any felt or building wrap being applied to the structure.

Rough-in Inspection:

Calhoun County will inspect the following as one inspection under the heading of rough-in inspection.

Electrical Rough-In:

All branch circuits are to be installed and terminated in approved boxes, stapled, protected with nail guards where required, and inserted into panel with approved connectors. Grounding conductors shall be made on all receptacles and switches.

All smoke detectors boxes shall be installed and inter-connected to each other.

Draft stopping of all penetrations shall be sealed with great stuff foam or other approved means.

NM cable passing through masonry walls shall be sleeved.

Branch circuits exposed to the weather shall be UF cable or placed in approved conduit.

Plumbing Rough-In:

All PVC joints shall be cleaned with cleaner prior to making glue joints. Nail guards installed as required.

Head Pressure and Water pressure tests shall be performed for inspection. Waste lines shall have proper slope

Draft stopping of penetrations shall be sealed with great stuff foam or other approved means.

PVC, PEX, or copper tubing shall be sleeved when passing through masonry walls.

Vent piping shall extend through the roof.

Gas Rough-In:

Installing CCST piping, no unapproved joints shall be in concealed locations.

CCST yellow plastic jacket shall be removed prior to insertion into a firebox of a fireplace. CCST shall be sleeved when passing through masonry walls.

CCST piping shall be grounded as required.

Proper nail guards shall be used when required at all notches or boring.

Emergency cut-offs shall be installed at all gas appliance locations.

All gas piping shall be complete.

Means of bonding the gas line shall be installed. All draft stopping shall be complete.

Pressure test shall be provided at the time of inspection.

Pressure test for natural gas is 10psi; pressure test for LP gas is 20psi.

Mechanical Rough-In:

All ductwork shall be complete to include boots. (UL 181 approved tape or tape and mastic). Air handlers shall be installed.

Return air boxes shall be installed.

Dryer venting shall be installed Condensate lines shall be roughed-in All draft stopping shall be complete.

Framing:

Roofing material installed.

All windows shall be installed. (Exception: Two-story house a window may be left out for the delivery of sheet rock.)

All hold down devices shall be installed and ready for inspection.

Regardless of hold down method used, all strapping, anchor bolts, and similar products shall be visible for inspection.

All framing shall be complete, including decks and porches. All fire blocking where required shall be in place.

Insulation Inspection:

Floor cavities = R-19 Walls = R-13 Ceilings = R-30

Sealing around windows and door jambs.

Temporary Power:

All electrical devices and wiring shall be complete.

Fixtures that are back-ordered may be electrically secured and installed prior to final inspection.

This applies to fixtures only.

Certificate of Occupancy

Final Inspection Commonly referred to as the C.O. inspection (certificate of occupancy):

All construction is complete. Electrical, mechanical, plumbing and building contractors are complete in their contractual obligations. **All submittals turned in. (Duct Leakage Affidavit, Energy Certificate, Septic permit to operate, and Termite Letter)**

Exceptions for C/O:

Cosmetic applications are not required to be complete prior to final inspection. Paint

Carpet

Vinyl flooring (Kitchen and bathroom areas shall be sealed) All other items shall be complete in their entirety.