



Alachua County Department of Growth Management

Building Division

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Alachua County All-Trades Rough Inspection Guide

This form is intended as a basic guide and does not cover all codes that may be relevant to your project.
This form shall be provided to applicants at time of permit issuance.

All work shall comply with The Florida Building Code, NEC, and manufacturer installation instructions enforced at the time of application. Code sections can be found at<https://codes.iccsafe.org/codes/united-states/florida>

Inspection Requirements

0990 – All Trades Rough

Purpose of inspection:

An all-trades rough inspection is a thorough inspection of the structural, mechanical, electrical, plumbing and gas systems installed. It should occur prior to insulation and after the structure is considered “dried-in”. Windows and doors should all be installed. The roof system should be completed, however exceptions can be made depending on your project. House wrap or vapor barrier need to be installed, completed siding or exterior cladding is preferred.

The guide below is to ensure code compliance as well as general safety. Not all items will have code sections but are determined by the Building Official as required.

Plumbing Systems: supply

1. Protection against physical damage (nail plates) per FBCR P2603.2.1
2. Nail plates shall extend 2” above sole plates and 2” below top plates. FBCR P2603.2.1
3. Penetration of piping thru slab per FBCR P2603.3.3.1
4. Protection of pipes through foundation wall per FBCR P2603.4
5. Protection from freezing per FBCR P2603.5, water service pipe shall be not less than 12” deep.
6. Sealing of pipe sleeves per FBCR P2606.1
7. Pipes shall be supported per Table P2605.1
8. Laundry standpipe between 18” and 42” above trap per FBCR P2706.1.2
9. Water supply system shall be tested under working pressure or minimum 50 psi per FBCR P2503.7
10. PVC and plastic piping shall not be tested with air, FBCR P2503.7
11. Test gauges shall comply with FBCR P2503.9

Plumbing Systems: DWV

1. At least one vent pipe shall terminate outdoors per FBCR P3102.1
2. Vents extending thru roof shall extend 6” above roof. FBCR P3103.1
3. Vents extending thru walls shall comply with FBCR P3103.1.4
4. Vents shall slope a minimum ¼” per foot, up to 2” diameter pipe, 1/8” per foot for larger

Mechanical: HVAC

1. Ductwork sizes and layout will be compared to permitted manual D for accuracy. FBCR M1601.1
2. Flexible ductwork shall be identified at intervals not greater than 36". FBCR M1601.3.
3. Flexible ductwork shall be supported at 4' intervals with minimum 1 ½" wide strap, SMACNA manual.
4. Straps and hangers shall not reduce the internal diameter of the ductwork, SMACNA manual.
5. Minimum R6 insulation of duct of to 3" dia., R8 for duct larger than 3" dia. FBC EC R403.3.1.
6. Protection against physical damage per FBCR M1308.2.1 plates extend 2" beyond framing member.
7. Protection of refrigerant piping with 1 ½" of sheathing per FBCR M1411.7
8. Piping insulation minimum R3 per FBCR M 1411.6

Mechanical: Dryer

1. Ducts shall terminate outside and not less than 3' from any openings into building. FBCR M1502.3
2. Duct shall have a smooth interior finish and of 28 ga. metal with a minimum 4" dia. FBCR M1502.4.1
3. Duct shall be supported at 12' intervals or less, joints sealed per M1601.4.1. FBCR M1502.4.2
4. Ducts shall not be joined with screws or fasteners, FBCR M1502.4.2
5. Wall cavities shall allow the installation of duct without deformation per FBCR M1502.4.2
6. Maximum dryer vent length is 35' in equivalent length per table FBCR M1502.4.5.1
7. Where dryer vent length exceeds 35' it shall be identified on a label or tag per FBCR M1502.4.6
8. Plates required per FBCR M1502.5 and shall extend 2" above sole plates and 2" below top plates

Mechanical: Range Hoods

1. Ducted hoods shall discharge to the outdoors, shall be airtight, and independent of other systems.
Ducts serving range hoods shall not terminate in the attic, crawl space or inside building. FBCR 1503.1
2. Duct shall be made of galvanized steel, stainless steel, or copper. FBCR 1503.3
3. Make up air is not required for hoods exhausting less than 400 cfm in single family dwellings
4. Exhaust openings shall terminate not less than 3' from property lines, 3' from operable and nonoperable openings and 10' from air intakes FBCR1506.3
5. Duct shall be supported at 12' intervals or less, joints sealed per M1601.4.1. FBCR M1502.4.2
6. Protection required per FBCR M1502.5 and shall extend 2" above sole plates and 2" below top plates
7. Outlets for plug in hoods shall remain accessible per NEC 314.29.

Mechanical: Exhaust

1. Air removed by mechanical exhaust shall terminate outside in accordance with FBCR M1506.3
2. Duct length shall be determined by Table M1506.2 factoring CFM's, material and diameter.
3. Exhaust openings shall terminate not less than 3' from any openings into building. FBCR M1506.3
4. Minimum exhaust rates kitchens 100 CFM intermittent, 25 continuous, FBCR M1507.4
5. Minimum exhaust rates Bathrooms/ toilet rooms 50 CFM intermittent, 20 continuous, FBCR M1507.4

Gas:

1. Piping shall not be installed in locations prohibited by FBCR G2415.3
2. Gas piping shall enter building above grade per FBCR G2415.6
3. Piping, except galvanized steel, shall be protected from physical damage per FBCR G2415.7
4. Plates shall extend 4" each side, 4" above bottom plates and 4" below top plates, FBCR G2415.7.1
5. Underground piping shall be installed a minimum of 12" below grade.
6. Test pressure shall be 1 ½ times the working pressure but not less than 3 psi, FBCR G2417.4.1
7. Gas lines shall be bonded per – bonding lengths before bonding is required
8. Test gauge shall have a range no higher than 5 times the test pressure, FBCR G2417.4
9. Test duration shall be not less than 10 minutes.

10. Underground gas installations can be inspected virtually.
11. Alachua County allows the pressure test to be completed via affidavit form.

Electrical: wiring

1. Minimum circuits per NEC 210.11 (C). 2 20 amp kitchen, 1 20 amp laundry, 1 20 amp bathroom
2. A 20 amp Laundry circuit shall have no other outlets per NEC 210.11 (C)(2)
3. Bathroom circuits shall have no other outlets per NEC 210.11 (C)(3)
4. Outlets required per NEC 210.52 (A)(1) through (A)(4).
 - (A)(1) Spacing - Receptacles shall be installed such that no point measured horizontally along the floor line of any wall space is more than 6 ft from a receptacle outlet.
 - (A)(2) Wall Space (1) Any space 2 ft or more in width (including space measured around corners) and unbroken along the floor line by doorways and similar openings, fireplaces, stationary appliances, and fixed cabinets. (2) The space occupied by fixed panels in walls, excluding sliding panels. (3) The space afforded by fixed room dividers, such as freestanding bar-type counters or railings
 - (A)(3) Floor receptacles – Receptacle outlets in or on floors shall not be counted as part of the required number unless located with 18" of the wall.
 - (A)(4) Countertop – Receptacles installed in countertops shall not be counted as part of the required outlets.
5. A 20 amp Garage circuit shall be provided with 1 outlet per vehicle bay, NEC 210.52(G)(1)
6. Minimum range wire size 8/3 w/ ground (40 amps)
7. Minimum Dryer wire size is 10/3 w/ ground (30 amps)
8. 1 readily accessible outlet on front and back of dwelling. NEC 210.52(E)(1)
9. NM cables are not permitted in wet or damp locations. NEC 334.12 (B)
10. NM cable shall be secured within 12" of each device and not more than 4.5 feet. NEC 300.4(A)
11. NM insulation shall extend a minimum of ¼" past box clamp. NEC 314.17(B)(2)
12. There shall be 6" of free conductors at boxes. NEC 300.14
13. NM cable less than 1 ¼" from framing edge shall be protected with nail plates NEC 300.4(A)(1)
14. Studs notched for NM cable will always require nail plate protection NEC 300.4 (A)(2)
15. Boxes shall not be filled beyond their fill calculations NEC 314.16
16. NM cable must be at least 6' away from attic access or properly protected per NEC 320.23 (A)
17. Cables shall not be used as a means of support NEC 300.11(D)
18. Wiring into boxes shall use proper listed fittings. NEC 314.17
19. Stairways shall have a light controlled by a switch at each level FBCR 303.7
20. Receptacles shall not be installed within 3' horizontally and 8' vertically from tub rim. NEC 406.9 (C)
21. Lighting controlled by a switch is required in every habitable room, kitchen, bedroom, hallways, garages, NEC 210.70(A)
22. Light controlled by a wall switch required in attics used for storage. NEC 210.70(C)
23. For permits applied for after January 1st, 2027 outlets in islands are now optional, if installed they must be compliant with 210.52(C)(3), *ie – countertop outlet*. If a receptacle is not provided, provisions must be provided for the addition of a receptacle in the future. Alachua County allows at a bare minimum a 1" conduit with both ends accessible.
24. Outlets required within 25' of equipment requiring service, NEC 210.63
25. Disconnects required within sight (visible and within 50') in a readily accessible location for all equipment per NEC 440.14 or lockout breakers shall be utilized.

Electrical: Smoke Detectors – expand restricted locations

1. Smoke detectors shall comply with NFPA 72 and FBCR 314
2. Smoke detectors shall be required in sleeping rooms, outside in the vicinity of sleeping rooms (within

21'), and on each story per FBCR 314.3, NFPA 72 29.8.1.1

3. Wall mounted alarms should be installed not more than 12" from the ceiling. NFPA 72
4. For sloped ceilings, install alarm within 3' of the peak, but not within the top 4" of the peak. NFPA 72
5. Smoke alarms shall not be installed within 3' from a bathroom with a tub or shower, FBCR 314.3
6. Smoke alarms not within 3' of a fan blade or fixture that may interfere with operation. NFPA 72
7. Smoke alarms not allowed within 3' of a forced air supply NFPA 72
8. Smoke alarms shall be interconnected per FBCR 314.4
9. Smoke alarms near cooking appliances shall comply with FBCR314.3.1
10. Carbon monoxide alarms are required within 10' of each sleeping room for dwellings that contain an appliance or fixture that emits carbon monoxide RBCR 315.1

Framing and Structural:

At this point of construction, all sheathing inspections and concealed attachment inspection should be approved. Windows and doors should all be installed and approved. The roof system should be completed, however exceptions can be made depending on your project. House wrap or vapor barrier need to be installed, completed siding or exterior cladding is preferred.

It would be nearly impossible to list every possible item that could be inspected as construction techniques, So, instead we have listed the types of connections we will be looking for. Our first document we will reference is your site specific engineering, then building plans, then the Florida Building Code – Building.

Wood connections:

1. Bottom plate to slab/ stemwall/ floor system.
2. Bottom plate to stud
3. Stud to top plates
4. Plate to plate nail pattern, lap, and splices
5. Multi ply stud pack nail pattern
6. Multi ply header connection
7. Jack to King studs
8. Jack studs to header
9. Truss to top plate (truss engineering required)
10. Multi ply truss connections, may vary between webs and chords
11. Continuous load path for concentrated loads
12. Gable end diaphragm bracing or balloon framing
13. Truss bracing as indicated on truss engineering
14. Gable outlooker connectors
15. Fascia to truss

Draftstopping:

1. Fire blocking required to prevent draft openings vertically at floor and ceiling levels. Should be installed to keep wall vertical cavities from entering horizontal floor or attic spaces per FBCR 302.11
2. Penetrations thru top plate to attic shall be sealed FBC EC R402.4.1.1

Drilling and notching:

1. Top plates may be cut, bored or notched up to 50% of its width without reinforcement
2. Bearing wall studs may be notched up to 25%, or bored 40% of its width. Holes must be 5/8" from edge of stud.
3. Non-bearing studs may be notched up to 40% or bored 60% of its width.

Attic ventilation:

1. Ridge vent should have a 3" opening 1 ½" each side of peak. (best practices)
2. Off-ridge vent should be 2 ½ - 3" opening and should be at least 6" from peak (best practices)
3. If no attic venting is visible, proof that polyurethane foam will need to be provided.

Upon an "Approved" result, you may proceed to insulation. The inspector may result as a failed inspection with a note that contractor may proceed if there are items to be corrected that will still be visible after insulation is installed. This is at the discretion of the inspector.

A "Failed" or "Failed w/ fee" result will be entered if any of the above items are deficient. Corrections will need to be made and fees paid before another inspection is scheduled.

If you feel you have a situation where you will not be able to comply with this guide, please contact the Assistant Building Official to discuss a plan for alternate compliance.