



Alachua County Department of Growth Management

Building Division

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COMMON INSPECTION COMMENTS

Below is a list of common inspection comments.

0000 General

FBC-B105.7 - The building Permit or copy shall be kept on the site of the work until the completion of the project.

FBC-B105.8 - Notice of Commencement - In accordance with Section 713.135, Florida Statutes. When any person applies for a building permit, FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION.

FBC-B107.3.1 - Documents - Approved set of construction documents shall be kept at the site of work and shall be open to inspection by the building official or a duly authorized representative.

FBC-B107.4 - Installation - Work shall be installed in accordance with manufacturer's installation instructions.

FBC-B107.4 - Installation - Work shall be installed in accordance with the approved construction documents.

FBC-B110.1 - Access - Construction or work for which a permit is required shall be subject to inspection by the building official and such construction or work shall remain exposed and provided with access for inspection purposes until approved.

FBC-R319.1 - Address Identification - Buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification shall be maintained.

FAC Rule 61G20-3 – Product Approvals – Full product approvals and installation instructions shall be on site and listed on product approval worksheet.

Work not ready for inspection.

Work does not match permitted scope of work.

Previous Inspection Items not corrected - Fee required.

0990 - All Trades Rough

FBC-R311.3 - Exterior Landing - There shall be a landing or floor on each side of each exterior door. The width of each landing shall be not less than the door served. Every landing shall have a dimension of not less than 36 inches measured in the direction of travel. The slope at exterior landings shall not exceed 1/4 unit vertical in 12 units horizontal.

FBC-R311.7.5.1 - Stair Risers - The riser height shall be not more than 7-3/4 inches. The riser shall be measured vertically between leading edges of the adjacent treads.

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FBC-R311.7.5.1 - Stair Variance - The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch.

FBC-R311.7.5.2 - Stair Treads - The tread depth shall be not less than 10 inches. The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads.

FBC-R311.7.5.2 - Stair Variance - The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch.

FBC-R314.1.1 - Smoke Alarm Type - Smoke alarms shall be listed in accordance with UL 217. Combination smoke and carbon monoxide alarms shall be listed in accordance with UL 217 and UL 2034.

FBC-R314.3 - Smoke Alarm Location - Smoke alarms shall be installed in the following locations: In each sleeping room, outside each separate sleeping area in the immediate vicinity of the bedrooms, on each additional story of the dwelling.

FBC-R314.3 - Smoke Alarm Location - Smoke alarms shall be installed not less than 3 feet (914 mm) horizontally from the door or opening of a bathroom that contains a bathtub or shower.

NFPA72 17.6.3.1.3.1 - Smoke Alarm Location - Smoke alarms shall be located on the ceiling not less than 4" from the sidewall or on the sidewalls between 4" and 12" from the ceiling.

FBC-R502.11.3 - Truss Repair - Truss members and components shall not be cut, notched, spliced or otherwise altered in any way without the approval of a registered design professional.

FBC-RM1411.3 - Condensate Lines - Condensate from cooling coils and evaporators shall be conveyed from the drain pan outlet to an approved place of disposal. Such piping shall maintain a minimum horizontal slope in the direction of discharge of not less than 1/8 unit vertical in 12 units horizontal. Condensate shall not discharge into a street, alley or other areas where it would cause a nuisance.

FBC-RM1601.4 - Duct Support - Factory-made ducts listed in accordance with UL 181 shall be supported in accordance with the manufacturer's installation instructions.

FBC-RP2603.1 - Plumbing General - In the process of installing or repairing any part of a plumbing and drainage installation, the finished floors, walls, ceilings, tile work or any other part of the building or premises that must be changed or replaced shall be left in a safe structural condition in accordance with the requirements of the building portion of this code.

FBC-RP2603.2.1 - Pipe Protection - In concealed locations, where piping, other than cast-iron or galvanized steel, is installed through holes or notches in studs, joists, rafters or similar members less than 1-1/4 inches from the nearest edge of the member, the pipe shall be protected by steel shield plates. Such shield plates shall have a thickness of not less than (No. 16 Gage). Such plates shall cover the area of the pipe where the member is notched or bored, and shall extend not less than 2 inches (51 mm) above sole plates and below top plates.

FBC-RP2903.5 - Hammer Arrestor - A water-hammer arrestor shall be installed where quick-closing valves are utilized. Water-hammer arrestors shall be installed in accordance with the manufacturer's instructions. Water-hammer arrestors shall conform to ASSE 1010.

FBC-RP 312.5 - Pressure test - Upon completion, the system, shall be tested and proved tight under a water pressure not less than the working pressure of the system.

NEC 210.52(1) - Outlet Spacing - Receptacle shall be installed so that no point measured horizontally along the floor line is more than 6' (6'/12' rule).

NEC 210.52(2) - Outlet Spacing - Any Space 2' or more in width, including around corners, shall be included in spacing calculations (additional outlet required).

NEC 210.52 (C)(1) - Countertop Outlet Spacing - Receptacle outlets shall be installed so that no point along the wall line is more than 24" (4' spacing rule).

NEC 314.16 (A) - Box fill - The volumes in 314.16 (B)(1)-(B)(5), added together and shall not exceed the volume listed for the box.

1000 - In Progress

FBC-B107.2.1 - Nailing Affidavit -The Alachua County Roofing Affidavit is required to be completed, notarized, shall be on site and uploaded to the Citizenserve documents folder for your permit.

FBC-R903.2.2 - Crickets - A cricket or saddle shall be installed on the ridge side of a chimney or penetration more than 30" wide.

FBC-R903.2.1 - Kickout Flashing - Flashings shall be installed at wall and roof intersections, wherever there is a change in roof slope or direction or around roof openings.

1030 - Structural Slab

FBC-R404.1.3.3.7.4 - Support and Cover - Reinforcement shall be secured in the proper location in the forms with tie wire or other bar support system to prevent displacement during the concrete placement operation. Steel reinforcement in concrete cast against the earth shall have a minimum cover of 3".

FBC-R404.1.3.3.7.5 - Lap Splices - Where splices are necessary in reinforcement, the length of lap splice shall be in accordance with Table R608.5.4(1) and Figure R608.5.4(1). #4 = 20", #5 = 25".

FBC-RP2603.3.1 - Protective sleeves around piping penetrating concrete slab-on-grade floors shall not be of cellulose-containing materials. If soil treatment is used for subterranean termite protection, the sleeve shall have a maximum wall thickness of 0.010 inch.

FBC-RP3005.3 Horizontal Slope - Horizontal drainage piping shall be installed in slopes not less than 1/4 unit vertical in 12 units horizontal (2-percent slope) for 2 1/2 inch diameter and less, and not less than 1/8 unit vertical in 12 units horizontal (1-percent slope) for diameters of 3 inches or more.

FBC-RP312.5 - Pressure test - Upon completion, the system, shall be tested and proved tight under a water pressure not less than the working pressure of the system.

FBC-B1803.5.8 - Compaction Testing - Where shallow foundations will bear on compacted fill material more than 12 inches in depth, a geotechnical investigation shall be conducted.

FBC-B1816.1 - Termite Treatment - Upon the application of the termite treatment, a certificate of compliance shall be issued to the building department that contains the following statement: "The building has received a complete treatment for the prevention of subterranean termites. Treatment is in accordance with rules and laws established by the Florida Department of Agriculture and Consumer Services.

FBC-R506.2.3 - Vapor Barrier - Vapor retarder with joints lapped not less than 6 inches shall be placed between the concrete floor slab and the base course.

Alachua County Code of ordinances 331.03 – 110.3.2 - Form Board Survey required.

A foundation/form board survey prepared and certified by a registered surveyor may be required prior to approval of the slab inspection. They survey shall certify placement of the building on the site, illustrate all surrounding setback dimensions and shall be available at the job site for review by the building inspector. Required on a lots with sewers.

1180 – Roof Flashing Underlayment

FBC-R903.2.1 – Kickout Flashing - Flashings shall be installed at wall and roof intersections, wherever there is a change in roof slope or direction or around roof openings.

FBC-R905.2.8.5 - Drip Edge - Provide drip edge at eaves and gables of shingle roofs. Overlap to be a minimum of 3 inches. Eave drip edges shall extend 1/2 inch below sheathing and extend back on the roof a minimum of 2 inches . Drip edge at gables shall be installed over the underlayment. Drip edge at eaves shall be permitted to be installed either over or under the underlayment. If installed over the underlayment, there shall be a minimum 4 inch width of roof cement installed over the drip edge flange. Drip edge shall be mechanically fastened a maximum of 12 inches on center.

1225 – Window & Door Attachment

FBC-B107.4 - Manufacturers Specs - Work shall be installed in accordance with the approved construction documents.

1230 – Window Attachment

Per manufacturer installation instructions, sill flashing will be adhered to the face of the wall a minimum of 6” up each jamb.

FBC-R308.1 - Tempered Identification – (required in Alachua County) Each pane of glazing installed in hazardous locations as defined in Section R308.4 shall be provided with a manufacturer’s designation, The designation shall be acid etched, sandblasted, ceramic-fired, laser etched, embossed, or be of a type that once applied cannot be removed without being destroyed.

FBC-R308.4.5 - Tempered Locations - Glazing where the bottom exposed edge of the glazing is less than 60"measured vertically above any standing or walking surface shall be considered to be a hazardous location. Exception: Glazing that is more than 60 inches, measured horizontally and in a straight line, from the water’s edge.

FBC-312.2 - Window Fall Protection - Window fall protection shall be provided in accordance with Sections R312.2.1 and R312.2.2.

1256 – Insulation Walls Only

FBC-E R402.4.1.1 - Insulation Criteria - The components of the building thermal envelope as listed in Table R402.4.1.1

1257 – Insulation Ceiling Only

FBC-E R402.4.1.1 - Insulation Criteria - The components of the building thermal envelope as listed in Table R402.4.1.1

2000 - Temp Power

NEC 110.27 - Guarding of live parts - Live parts of electrical equipment operating at 50 to 1000 volts, nominal shall be guarded against accidental contact by approved enclosures.

2021 – Concrete Encased Electrode

NEC 250.52 (A)(3) - A concrete-encased electrode shall consist of at least 20 ft, installed in one continuous length, or if in multiple pieces connected together by the usual steel tie wires, exothermic welding, welding, or other effective means to create a 20 ft or greater length; or Bare copper conductor not smaller than 4 AWG Metallic components shall be encased by at least 2 in. of concrete and shall be located horizontally within that portion of a concrete foundation or footing that is in direct contact with the earth.

2045 - Semi Perm Power

NEC 110.12(B) - Integrity - Internal parts of electrical equipment shall not be damaged or contaminated by foreign materials. There shall be no damaged parts that may adversely affect safe operation or mechanical strength of the equipment.

NEC 225.27 - Raceway Seal - Where a raceway enters a building or structure from outside, it shall be sealed. Spare or unused raceways shall also be sealed.

NEC 230.66 - Service Equipment - Service equipment rated at 1000 volts or less shall be marked to identify it as being suitable for use as service equipment.

NEC 250.53 - Supplemental Electrode - If multiple rod, pipe, or plate electrodes are installed to meet the requirements of this section, they shall not be less than 6 ft. apart.

NEC 250.64 (C) - Bond Wire - Bond wire need to be continuous, secured, and protected from damage.

NEC 406.6 - Cover Plates - Receptacle faceplates shall be installed so as to completely cover the opening and seat against the mounting surface.

2050 - Pool Equipotential Bond

NEC 680.26b1-2 - Conductor Location - Conductor shall be at a depth of 4-6" below grade at a point 18-24" from the inside wall of the pool and conform to the contour of the pool and shall be attached to to the pool reinforcing steel or copper conductor grid at a minimum of four (4) points uniformly spaced around the perimeter of the pool.

NEC 680.26(B)(2) - Equipotential Bonding - The perimeter surface to be bonded shall be considered to extend for 3 ft horizontally beyond the inside walls of the pool. Bonding to perimeter surfaces shall be provided as specified in 680.26(B)(2)(a) or (2)(b) and shall be attached to the pool reinforcing steel or copper conductor grid at a minimum of four (4) points uniformly spaced around the perimeter of the pool. For nonconductive pool shells, bonding at four points shall not be required.

NEC 110.3b, 680.26c - Pool water Bonding - 9 sq. in. conductive surface installed within pool piping and the connection of eq.pot. Conductor shall be installed per mfg. instructions.

4000 - Rough In Plumbing

FBC-RP2503.5.1 - DWV Testing - DWV systems shall be tested on completion of the rough piping installation by water or, for piping systems other than plastic, by air, without evidence of leakage. Either test shall be applied to the drainage system in its entirety or in sections after rough-in piping has been installed.

FBC-RP2503.7 Pressure Testing - Upon completion, the system shall be tested and proved tight under a water pressure of not less than the working pressure of the system or, for piping systems other than plastic, by an air test of not less than 50 psi. This pressure shall be held for not less than 15 minutes.

FBC-RP2603.2.1 - Protection Plates - In concealed locations, where piping, other than cast-iron or galvanized steel, is installed through holes or notches in studs, joists, rafters or similar members less than 1 1/4 inches (31.8 mm) from the nearest edge of the member, the pipe shall be protected by steel shield plates.

FBC-RP2603.5 - Protection from freezing - In localities having a winter design temperature of 32°F or lower as shown in Table R301.2(1) of this code, a water, soil or waste pipe shall not be installed outside of a building, in exterior walls, in attics or crawl spaces, or in any other place subjected to freezing temperature unless adequate provision is made to protect it from freezing by insulation or heat or both. Water service pipe shall be installed not less than 12 inches deep and not less than 6 inches below the frost line.

FBC-RP2906.9.1 - Purple Primer - A purple primer that conforms to ASTM F656 shall be applied to PVC solvent-cemented joints. Solvent cement for PVC plastic pipe conforming to ASTM D2564 shall be applied to all joint surfaces.

4025 - Shower Pan

FBC-P312.9 - Shower Liner Test - The pipe from the shower drain shall be plugged water tight for the test. The floor and receptor area shall be filled with potable water to a depth of not less than 2 inches measured at the threshold. Where a threshold of at least 2 inches high does not exist, a temporary threshold shall be constructed to retain the test water in the lined floor or receptor area to a level not less than 2 inches deep measured at the threshold. The water shall be retained for a test period of not less than 15 minutes, and there shall not be evidence of leakage.

9000 - Final Inspection

FBC-B111.1 - Early Occupancy - A Building or structure shall not be used or occupied until the building official has issued a certificate of occupancy.

FBC-R302.6 - Garage Separation - The garage shall be separated as required by Table R302.6. Openings in garage walls shall comply with Section R302.5. Attachment of gypsum board shall comply with Table R702.3.5. The wall separation provisions of Table R302.6 shall not apply to garage walls that are perpendicular to the adjacent dwelling unit wall.

FBC-R308.1 - Tempered Identification – (required in Alachua County) Each pane of glazing installed in hazardous locations as defined in Section R308.4 shall be provided with a manufacturer’s designation, The designation shall be acid etched, sandblasted, ceramic-fired, laser etched, embossed, or be of a type that once applied cannot be removed without being destroyed.

FBC-R308.4.5 - Tempered Locations - Glazing where the bottom exposed edge of the glazing is less than 60" measured vertically above any standing or walking surface shall be considered to be a hazardous location. Exception: Glazing that is more than 60 inches, measured horizontally and in a straight line, from the water’s edge.

FBC-312.2 - Window Fall Protection - Window fall protection shall be provided in accordance with Sections R312.2.1 and R312.2.2.

FBC-R315.1 - CO2 Protection - Every separate building or an addition to an existing building for which a permit for new construction is issued and having a fossil-fuel-burning heater or appliance, a fireplace, an attached garage, or other feature, fixture, or element that emits carbon monoxide as byproduct of combustion shall have an operational carbon monoxide alarm installed within 10 feet of each room used for sleeping purposes.

FBC-R401.3 - Surface Drainage - Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet.

FBC-EC Chapter 4 (RE) R303.1.1.2 - Insulation Certificate - the insulation installers shall provide a certification listing the type, manufacturer and R-value of insulation installed in each element of the building thermal envelope. For blown or sprayed insulation (fiberglass and cellulose), the initial installed thickness, settled thickness, settled R-value, installed density, coverage area and number of bags installed.

FBC-EC Chapter 4 (RE) R403.4.1 - Piping Protection - Piping insulation exposed to weather shall be protected from damage from sunlight, moisture, maintenance and wind and protected from degradation from solar radiation. Adhesive tape shall not be permitted.

9000 - Final Inspection.
Mechanical

FBC-RM1303.1 - MOCPL Label - Maximum overcurrent protection shall be labeled on electrical equipment.

FBC-RM1303.1 - Label Information - A permanent factory-applied nameplate(s) shall be affixed to appliances on which shall appear, in legible lettering, the manufacturer's name or trademark, the model number, a serial number and the seal or mark of the testing agency.

FBC -RM1305.1.4.1 - Ground clearance - Equipment and appliances supported from the ground shall be level and firmly supported on a concrete slab or other approved material extending not less than 3 inches (76 mm) above the adjoining ground. Such support shall be in accordance with the manufacturer's installation instructions.

FBC-RM1411.6 - Refrigerant Insulation - Piping and fittings for refrigerant vapor (suction) lines shall be insulated with insulation having a thermal resistivity of not less than R-4 and having external surface permeance not exceeding 0.05 perm.

FBC-RM1411.8 - Locking Caps - Refrigerant circuit access ports located outdoors shall be fitted with locking-type tamper-resistant caps or shall be otherwise secured to prevent unauthorized access.

FBC-RG2407.5 - Combustion Air - The required volume of indoor air shall be determined in accordance with Section G2407.5.1 or G2407.5.2, except that where the air infiltration rate is known to be less than 0.40 air changes per hour (ACH), Section G2407.5.2 shall be used. The total required volume shall be the sum of the required volume calculated for all appliances located within the space. Rooms communicating directly with the space in which the appliances are installed through openings not furnished with doors, and through combustion air openings sized and located in accordance with Section G2407.5.3, are considered to be part of the required volume.

9000 - Final Inspection
Plumbing

FBC-RP2603.5 - Protection from freezing - In localities having a winter design temperature of 32°F or lower as shown in Table R301.2(1) of this code, a water, soil or waste pipe shall not be installed outside of a building, in exterior walls, in attics or in any other place subjected to freezing temperature.

FBC-P608.1 - Hose bib back flow - A potable water supply system shall be designed, installed and maintained in such a manner so as to prevent contamination from nonpotable liquids.

9000 - Final Inspection
Electrical

FBC-110.3 (B) - Installation - Listed or labeled equipment shall be installed and used in accordance with any instructions included in the listing or labeling.

NEC 110.16 - Arc Flash Warning - The Arc-Flash Warning label shall be applied to the electrical equipment in compliance with the NEC- Article 110.16.

NEC 110.21(A)(1) - Equipment Markings - The manufacturer's name, trademark, or other descriptive marking by which the organization responsible for the product can be identified shall be placed on all electrical equipment. Other markings that indicate voltage, current, wattage, or other ratings shall be provided as specified elsewhere in this Code. The marking or label shall be of sufficient durability to withstand the environment involved.

NEC 210.8(A) - GFCI Locations - All 125-volt, single-phase, 15- and 20- ampere receptacles installed in the locations specified in 210.8(A)(1) through (10) shall have ground-fault circuit interrupter protection for personnel.

NEC 210.11(C)(2) - Laundry Circuits - At least one additional 20-ampere branch circuit shall be provided to supply the laundry receptacle outlet(s) required by 210.52(F). This circuit shall have no other outlets.

NEC 210.52(C)(5) - GFCI Locations - receptacle outlets shall be permitted to be mounted not more than 12 in below the countertop or work surface. Receptacles mounted below a countertop shall not be located where the countertop extends more than 6 in beyond its support base.

NEC 210.52 (D) - GFCI Locations - At least one receptacle outlet shall be installed in bathrooms within 3 ft of the outside edge of each basin.

NEC 300.9 - Wet location - Where raceways are installed in wet locations abovegrade, the interior of these raceways shall be considered to be a wet location. Insulated conductors and cables installed in raceways in wet locations above grade shall comply with 310.10(C).

NEC 408.4 (A) Identification Required - Every circuit and circuit modification shall be legibly identified as to its clear, evident, and specific purpose or use.

NEC 406.5 - Receptacle Mounting - Receptacles shall be mounted in identified boxes or assemblies. The boxes or assemblies shall be securely fastened in place unless otherwise permitted elsewhere in this Code, in accordance with the manufacturer's instructions.

NEC 422.30 - Disconnect - A means shall be provided to simultaneously disconnect each appliance from all ungrounded conductors.

9000 - Final Inspection
Generator

NEC 700.3(A) - Generator Testing - The AHJ shall conduct or witness a test of the complete system upon installation and periodically afterward.

9000 - Final Inspection
Pool

FBC-R4501.17.1.2 - Pool Barrier - The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child enter.

FBC-R4501.17.1.8 - Pool Gates - Access gates shall be self-closing and shall comply with the requirements of Sections R4501.17.1.1 through R4501.17.1.7 and shall be equipped with a self-latching locking device located on the pool side of the gate. Where the device release is located no less than 54".

FBC-R4501.17.1.9 (3) - Pool Alarms - Where a wall of a dwelling serves as part of the barrier, one of the following shall apply: (3) A swimming pool alarm that, when placed in a pool, sounds an alarm upon detection of an accidental or unauthorized entrance into the water.

NEC 680.41 - Emergency Switch - Emergency Switch for Spas and Hot tubs shall be within 5 feet of and in sight of the hot tub.

9000 - Final Inspection
Roof

FBC-B107.2.1 - Nailing Affidavit -The Alachua County Roofing Affidavit is required to be completed, notarized and uploaded to the Citizenserve documents folder for your permit.

FBC-R903.2.1 - Kickout Flashing - Flashings shall be installed at wall and roof intersections, wherever there is a change in roof slope or direction or around roof openings.

FBR-R905.1 - Installation - Roof coverings shall be applied in accordance with manufacturer's installation instructions.

9000 - Final Inspection
Solar

NEC 690.13 (C) - Suitable for Use - If the PV system is connected to the supply side of the service disconnecting means as permitted in 230.82(6), the PV system disconnecting means shall be listed as suitable for use as service equipment.

NEC 348.30 - Securing and Supporting - FMC shall be securely fastened in place and supported in accordance with 348.30(A) and (B).

NEC 352.30 - Securing and Supporting - PVC conduit shall be installed as a complete system as provided in 300.18 and shall be fastened so that movement from thermal expansion or contraction is permitted. PVC conduit shall be securely fastened and supported in accordance with 352.30(A) and (B).

NEC 690 Part IV - Marking and Labeling - The labels or markings shall be visible after installation. The labels shall be reflective, and all letters shall be capitalized and shall be a minimum height of 3/8" in white on a red background. PV system dc circuit labels shall appear on every section of the wiring system that is separated by enclosures, walls, partitions, ceilings, or floors. Spacing between labels or markings, or between a label and a marking, shall not be more than 10 ft. Labels required by this section shall be suitable for the environment where they are installed.

NEC 705.10 - Directory - A permanent plaque or directory denoting the location of all electric power source disconnecting means on or in the premises shall be installed at each service equipment location and at the location(s) of the system disconnect(s) for all electric power production sources capable of being interconnected. The marking shall comply with 110.21(B).