

FAQ's – Most Common Violations

Most Common Commercial Building Inspection Violations

No site address

IFC Section 505 New and existing buildings shall have approved address numbers, building numbers or approved building identification placed so as to legible from the street or road fronting the property.

Approved plans not on site

IBC Section 106.3.1 An approved set of plans bearing the department stamp of approval shall be on site and available to the building official or a duly authorized representative at time of inspection.

Failure to furnish sanitary facilities for construction workers

IPC Section 311 Toilet facilities shall be provided for construction workers and such facilities maintained in a sanitary condition and shall also conform to **ANSI Z4.3**

Missing fire stopping or unsealed penetrations at fire-resistant rated construction

IBC Sections 712-715 Through penetrations shall be protected by an approved fire-stop system installed as tested in accordance with **ASTM E 814 UL 1487**

Lack of membrane continuity in fire-resistant rated stairwells/elevator shafts

IBC Section 711.4 Assemblies shall be continuous without penetrations.

Failure to post occupant load signs in rooms or areas used for assembly.

IBC Section 1004.3 Every room or space that is assembly occupancy shall have the occupant load of the room or space posted in a conspicuous space. Posted signs will be generated by the Building Safety Dept.

Failure to provide means of egress illumination.

IBC Section 1006 The means of egress including exit discharge shall be illuminated at all times the building space served by the means of egress is occupied.

Area of refuge not provided.

IBC Section 1007.6 Every required area of refuge shall have direct access to an enclosed stairway complying with *IBC Section 1007.3 and 1020.1* and or an elevator compiling with *IBC Section 1007.4 and 1020.17*

Improper lock and or latch at main exterior door(s).

IBC Section 1008.1.8 Except as specifically permitted doors shall be readily openable from the egress side without the use of a key or special knowledge

Failure to provide panic hardware

IBC Section 1008.1.9 Each door in a means of egress from a Group A or E occupancy having an

occupant load of 50 or more and any Group H occupancy shall not be provided with a lock or latch unless it is panic or fire exit hardware.

Improper handrail height or continuity

IBC Section 1012 Handrails shall be continuous without interruption by newel post or other obstruction. Handrail height shall be measured above stair tread nosing or finish surface of the ramp and shall be uniform

Third party inspections of fabricated steel, concrete and masonry construction

IBC Section 1704 The design professional in responsible charge acting as the owner's agent shall employ one or more special inspectors to provide inspections during construction of these types of work.

Safety glazing use

IBC Section 2406 In areas subject to human impact loads such as swinging doors, sliding doors, storm doors, doors and enclosures for pools, tubs, saunas, steam rooms, bathtubs and showers...

Most Common Residential Building Inspection Violations

No site address.

IRC R321 Approved numbers or addresses shall be provided for all new buildings in such a position as to be plainly visible and legible from the street or road fronting the property.

Approved plans not on site.

IRC R106.3.1 An approved set of plans bearing the department stamp of approval shall be on site and available to the building official or a duly authorized representative at time of inspection

Failure to obtain brick veneer/masonry inspection

IRC R109.1.4 Masonry inspection required prior to installation of masonry veneer, after installation of base course of flashing and installation of weather resistant sheathing paper per R703.2

Safety glazing use

IRC R308.4 Safety Glazing is required; in all doors, glazing within 24" of door, glazing enclosing / in building walls enclosing tub /showers, glass over 9 square feet of area w/ bottom edge within 18" of floor & top edge greater than 36" above floor and walking surface within 36", glazing within 60 inches horizontally of the bottom tread of a stairway and the glass is less than 60" above the nose of the tread.

Improper handrail height, continuity or graspability

IRC R311.5.6 Handrails are required on all stairs with four or more risers located between

34"–38" in height measured vertically from nosing. Ends shall be returned to wall or terminate in newel post or safety terminal. Clear space between wall and handrail shall not be less than 1/2" and shall be continuous (may be interrupted by newel post at a turn). Handrail cross-section 1 1/4" minimum – 2" maximum or other equivalent grasping surface, edges with min. 1/8" radius.

Foundation anchorage

***R403.1.6** Minimum 1/2" bolts spaced maximum 6' on center and located within 12" from the ends of plates, embedded a minimum of 7" into masonry. Anchor straps spaced as required to provide equivalent anchorage to 1/2"-inch bolts.*

Improper drainage of surface waste

***IRC R401.3** Drainage of surface water shall not create a hazard; Lots shall be graded away from foundation minimum of 6 inches within the first 10 feet. Exception for lots unable to comply with 401.3 allows for a prescriptive 5% grade away from structure to a swale with a minimum 2% slope.*

Concrete foundations

***R401.2** Concrete foundations will be designed by registered design professional licensed in the State of Texas or constructed in compliance with The Panhandle Residential Foundation Manual. Foundation illustrations are on file and available in the office of the Building Official.*

Engineered product design drawings are required on jobsite for rough frame inspection.

***IRC R502.11** Wood trusses shall be installed to manufacturer's instructions / design drawings and truss design drawings are required on job site and made available for inspection. Engineered wood products (Trusses, LVL's, I-Joists, etc.) shall not have cuts notches or holes drilled without documentation of the effects on the design.*

Missing fire blocking or unsealed penetrations at top plate or at changes in ceiling heights

***IRC R602.8** Fire blocking required in concealed spaces at 10-foot horizontal intervals and vertical at ceiling and floor levels etc. and at openings around pipes, ducts, cables, and wires at ceiling and floor level.*

Purlin bracing not installed to bearing wall.

***IRC R802.5.1** Purlin bracing installed to reduce rafter spans shall be sized no less than the required size of rafters they support. Purlins shall be continuous and shall be supported by 2"x4" braces installed to bearing walls at a slope of not less than 45 degrees from horizontal and spaced not more than 4' on center*

Failure to install a cricket or saddle at chimneys

***IRC R905.2.8.3** A cricket or saddle shall be installed on the ridge side of any chimney or penetration more than 30" wide as measured perpendicular to the slope. Cricket or saddle coverings shall be sheet metal or of the material as the roof covering.*

Use of “Texas Pattern” vents on the roof

IMC Section 802.4 Vents terminate with a listed and labeled cap in accordance with the vent and appliance manufacturer’s instructions.

Use of screen on dryer vents

IMC Section 504.4 Clothes dryer exhaust vents shall terminate on the outside of the building and shall be equipped with a backdraft damper. Screens shall not be installed at the duct termination.

Failure to furnish sanitary facilities for construction workers

IPC Section 311 Toilet facilities shall be provided for construction workers and such facilities maintained in a sanitary condition and shall also conform to ANSI Z4.3

Removal of the U-factor/SHGC label from window before rough frame inspection

IECC Section 102.5.2 SHGC and U-factors of fenestration products shall be determined in accordance with NFRC 100 by an accredited organization and labeled. Such labels shall be accepted for the purpose of determining compliance with International Energy Conservation Code.

Most Common Plumbing Inspection Violations

No one home/No answer on the telephone

R109.3 Inspection requests. It shall be the duty of the permit holder or their agent to notify the building official that such work is ready for inspection. It shall be the duty of the person requesting any inspections required by this code to provide access to and means for inspection of such work.

Leak on gas test

G2417.5 (406.5) Detection of leaks and defects. The piping system shall withstand the test pressure specified without showing any evidence of leakage or other defects. Any reduction of test pressures as indicated by pressure gauges shall be deemed to indicate the presence of a leak unless such reduction can be readily attributed to some other cause.

Protection of pipe (nail plates)

P2603.2.1 Protection against physical damage. 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 1.5 inches (38mm) from the nearest edge of the member, the pipe shall be protected by shield plates. Protective shield plates shall be a minimum of 0.062-inch-thick (1.6 mm) steel, shall cover the area of the pipe where the member is notched or bored and shall extend a minimum of 2 inches (51 mm) above sole plates and below top plates.

Underground gas line depth

G2415.9 (404.9) Minimum burial depth. *Underground piping systems shall be installed a minimum depth of 12 inches (305 mm) below grade, except as provided for in Section G2415.9.1.*

Protect pipes from freezing

P2603.6 Freezing. *In localities having a winter design temperature of 32°F (0°C) 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 (305 mm) deep and not less than 6 inches (152mm) below the frost line.*

Combustion air incorrect

G2407.1 (304.1) General. *Air for combustion, ventilation and dilution of flue gases for appliances installed in buildings shall be provided by application of one of the methods prescribed in Sections G2407.5 through G2407.9. Where the requirements of Section G2407.5 are not met, outdoor air shall be introduced in accordance with one of the methods prescribed in Sections G2407.6 through G2407.9. Direct-vent appliances, gas appliances of other than natural draft design and vented gas appliances other than Category I shall be provided with combustion, ventilation and dilution air in accordance with the appliance manufacturer's instructions.*

Wrong gauge on gas test

G2417.4 (406.4) Test pressure measurement. *Test pressure shall be measured with a manometer or with a pressure-measuring device designed and calibrated to read, record, or indicate a pressure loss caused by leakage during the pressure test period. The source of pressure shall be isolated before the pressure tests are made. Mechanical gauges used to measure test pressures shall have a range such that the highest end of the scale is not greater than five times the test pressure.*

Underground water service line not 24" in depth

P2603.6 Freezing. *In localities having a winter design temperature of 32°F (0°C) 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 (305 mm) deep and not less than 6 inches (152mm) below the frost line.*

Whole house shut off valve not installed

P2903.9.1 Service valve. *Each dwelling unit shall be provided with an accessible main shutoff valve near the entrance of the water service. The valve shall be of a full-open type having nominal restriction to flow, with provision for drainage such as a bleed orifice or installation of a separate drain valve. Additionally, the water service shall be valved at the curb or property line in accordance with local requirements.*

Contractor not ready for an inspection

R109.3 Inspection requests. *It shall be the duty of the permit holder or their agent to notify the building official that such work is ready for inspection. It shall be the duty of the person*

requesting any inspections required by this code to provide access to and means for inspection of such work.

Most Common Mechanical Inspection Violations

No one home/no answer on telephone

R109.3 Inspection requests. *It shall be the duty of the permit holder or their agent to notify the building official that such work is ready for inspection. It shall be the duty of the person requesting any inspections required by this code to provide access to and means for inspection of such work.*

Combustion air requirements

G2407.1 (304.1) General. *Air for combustion, ventilation and dilution of flue gases for appliances installed in buildings shall be provided by application of one of the methods prescribed in Sections G2407.5 through G2407.9. Where the requirements of Section G2407.5 are not met, outdoor air shall be introduced in accordance with one of the methods prescribed in Sections G2407.6 through G2407.9. Direct-vent appliances, gas appliances of other than natural draft design and vented gas appliances other than Category I shall be provided with combustion, ventilation and dilution air in accordance with the appliance manufacturer's instructions.*

High water safety switch

M1411.3.1.1 Water level monitoring devices. *On down-flow units and all other coils that have no secondary drain and no means to install an auxiliary drain pan, a water-level monitoring device shall be installed inside the primary drain pan. This device shall shut off the equipment served in the event that the primary drain becomes restricted. Externally installed devices and devices installed in the drain line shall not be permitted.*

Economizers on units over 4.5 tons

(IEEC)503.3.1 Economizers. *Supply air economizers shall be provided on each cooling system as shown in Table 503.3.1(1).*

Economizers shall be capable of providing 100-percent outdoor air, even if additional mechanical cooling is required to meet the cooling load of the building. Systems shall provide a means to relieve excess outdoor air during economizer operation to prevent over pressurizing the building. The relief air outlet shall be located to avoid recirculation into the building. Where a single room or space is supplied by multiple air systems, the aggregate capacity of those systems shall be used in applying this requirement.

TABLE 503.3.1(1)
ECONOMIZER REQUIREMENTS

CLIMATE ZONES	ECONOMIZER REQUIREMENT
1A, 1B, 2A, 3A, 4A, 7, 8	No requirement
2B, 3B, 3C, 4B, 4C, 5B, 5C, 6B	Economizers on all cooling systems \geq 54,000 Btu/h
5A, 6A	Economizers on all cooling systems \geq 135,000 Btu/h

For SI: 1 British thermal unit per hour = 0.293 W.

Wrong drainage on condensate line

M1411.3.1 Auxiliary and secondary drain systems. *In addition to the requirements of Section M1411.3, a secondary drain or auxiliary drain pan shall be required for each cooling or evaporator coil where damage to any building components will occur as a result of overflow from the equipment drain pan or stoppage in the condensate drain piping. 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 (1-percent slope). Drain piping shall be a minimum of 3/4-inch (19 mm) nominal pipe size.*

Walkway and maintenance platform required

M1305.1.3 Appliances in attics. *Attics containing appliances requiring access shall be provided with an opening and a clear and unobstructed passageway large enough to allow removal of the largest appliance, but not less than 30 inches (762 mm) high and 22 inches (559 mm) wide and not more than 20 feet (6096 mm) long when measured along the centerline of the passageway from the opening to the appliance. The passageway shall have continuous solid flooring in accordance with Chapter 5 not less than 24 inches (610 mm) wide. A level service space at least 30 inches (762 mm) deep and 30 inches (762 mm) wide shall be present along all sides of the appliance where access is required. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches (508 mm) by 762 mm), where such dimensions are large enough to allow removal of the largest appliance.*

Exceptions:

1. *The passageway and level service space are not required where the appliance can be serviced and removed through the required opening.*
2. *Where the passageway is unobstructed and not less than 6 feet (1829 mm) high and 22 inches (559 mm) wide for its entire length, the passageway shall be not more than 50 feet (15 250 mm) long.*

Terminating fuel fired appliance in “Texas Pattern Roof Jack” not allowed

G2427.6.5 (503.6.6) Roof terminations. *Gas vents shall extend through the roof flashing, roof jack or roof thimble and terminate with a listed cap or listed roof assembly.*

Gas flex over 36” not allowed

G2422.1.2.1 (411.1.3.1) Maximum length. Connectors shall have an overall length not to exceed 3 feet (914mm), except for range and domestic clothes dryer connectors, which shall not exceed 6 feet (1829 mm) in overall length. Measurement shall be made along the centerline of the connector. Only one connector shall be used for each appliance.

Fresh air intake not 10’ away from sewer or exhaust vent termination

R303.4.1 Intake openings. Mechanical and gravity outdoor air intake openings shall be located a minimum of 10 feet (3048 mm) from any hazardous or noxious contaminant, such as vents, chimneys, plumbing vents, streets, alleys, parking lots and loading docks, except as otherwise specified in this code. Where a source of contaminant is located within 10 feet (3048 mm) of an intake opening, such opening shall be located a minimum of 2 feet (610 mm) below the contaminant source.

Condensate drain not ran to an approved location

M1411.3 Condensate disposal. Condensate from all cooling coils or evaporators shall be conveyed from the drain pan outlet to an approved place of disposal. Condensate shall not discharge into a street, alley or other areas where it would cause a nuisance.

Most Common Electrical Inspection Violations Noted
2008 National Electrical Code (NEC) w/amendments

Improper use of electrical parts, panels, wiring and fixtures according to the listing NEC Article 110.3 (B)

Extension cords not used properly; used as permanent wiring method, concealed, ran through walls/ceilings. *NEC Article 400.8 (1)*

Missing grounding or bonding at first over current device. *NEC Article 250.24 (B)*

AFCI protection not installed properly or failure to install correct AFCI combination breaker *NEC Article 210.12 (B)*

Missing or improperly installed Ground Fault Circuit Interrupters: (GFCI). *NEC Article 210.8*

1. **All kitchen counter outlets.**
2. **All outlets in a garage.**
3. **Exterior outlets.**
4. **Outlets in unfinished basements and crawlspaces.**

5. **Bathroom outlets.**
6. **Outlets within 6 foot of any sink / wet-bar**

PVC pipe not glued properly. *NEC Article 352.48*

Proper spacing and location of receptacles in residential dwelling units: 6 foot-12 foot rule, and each wall with a width of 24” or greater. Spacing of outlets kitchen counter tops: 24 inch – 48" rule and each wall with a width of 12 inches or greater. Outlets installed on peninsula and island spaces. *NEC Article 210.52*

Protection of wire, nail strips or nail stud shoes properly installed. *NEC Article 300.4 (A) (1)*

Missing effective ground fault path due to broken, separated, or missing parts *NEC Article 250.4 (A) (4)*

Access for pumps on Jacuzzi type bathtubs, shall be accessible without damaging the building finish. *NEC Article 680-73*

Most Common Community Improvement Inspection Violations

WEEDS/TALL GRASS

(Ordinance 7317, Section 4-3-2)

It is every property owner’s responsibility to mow and trim all vegetation on their property. This includes from the curb or street to the middle of the alley. The rule of thumb is 8” for grass and weeds, but can vary depending on the individual situation. Make sure to trim along fences. Trees and shrubs should be trimmed to prevent blockage of alleys, sidewalks, and traffic visibility.

JUNK VEHICLES

(Section 8-4)

On private property, any vehicle that has been inoperable for more than thirty (30) days, has an expired registration, and has an expired vehicle inspection is considered a “junk vehicle.” Two (2) junk vehicles may be kept on private property if they are completely enclosed in a visually screening fence or in a garage. Property owners can contact local towing companies to have junk vehicles removed from their property.

VEHICLE STORAGE

(Section 4-10-82)

Auto storage is allowed in some commercial and industrial areas. Auto storage is not permitted in areas zoned for residential use.

TRASH, JUNK, & DEBRIS

(Section 8-3-116)

It is every property owner's responsibility to keep their property clear of trash, rubbish, solid waste, and excessive junk and debris. Excessive debris includes, but is not limited to, indoor furniture, fixtures, scrap building materials, motor vehicle parts and tires, lumber and metals, and appliances.

Large items may be placed behind your property for pickup by the Solid Waste Department. Do not place large items on other's property near dumpsters. You can contact Solid Waste Collection at (806) 378-6813 or Landfill Gate House (806) 359-2056.

SIGNS

(Section 4-2-11)

All temporary signs require a permit from the city. Temporary signs include, but are not limited to, banners, portable signs, and stake signs. Temporary signs must be located on the premises of the business. Banners must be attached to a building. Contact the Building Safety Department at (806) 378-3041 to obtain a permit, or to determine any special requirements for your location. Permanent signs, including those painted onto existing walls, must be installed by a sign contractor that is registered with the city.

GARAGE SALES/OCCASIONAL SALES

(Section 14-6-51, 52, 53)

City residents are allowed to have two (2) garage sales in a twelve (12) month period. Garage sales can operate for three (3) consecutive days and from 7:00 A.M to 8:00 P.M. One (1) sign of twelve (12) sq. ft. or less can be used on the premises of the garage sale without permit. Off-premise advertising is prohibited.

FENCES AND WALLS

(Section 4-10-266)

No permit is required for fence construction. Generally, fences along the sides and back of a lot can be eight (8) feet in height and fences along the front of a lot can be four (4) feet in height. Contact the Building Safety Department at (806) 378-3041 to determine minimum setback requirements or other special requirements for your lot.

HOME OCCUPATION

(Section 4-10-83)

Home businesses that create unreasonable conditions are prohibited in a residential area. Unreasonable conditions include, but are not limited to, goods for sale to the general public,

outdoor storage of supplies and equipment, excessive noise, odor emission, increased traffic or parking issues, and generation of light or smoke.

SUBSTANDARD BUILDINGS/CONDEMNATION OF BUILDINGS

(Ordinance 7317 – Section 4-3-3)

Substandard buildings are those that are unoccupied, structurally unsafe, constitute a fire hazard, or endanger people or property. After notification has been sent to all interested parties, the Building Official will present the property to the City Council for condemnation.

PARKING OF SEMI-TRAILERS & TRAVEL TRAILERS

(Section 16-3-194)

Vehicles with a rated capacity in excess of one (1) ton, including semi-tractor trailers) may not be parked or stored in a residential area. Motor homes, travel trailers, boat trailers, stock trailers, or any other type of trailers may be parked in the street, alley, parkway, or boulevard for a maximum period of seventy-two (72) hours.

Travel trailers and recreational vehicles may be stored on private property subject to the above limitations, but the use of travel trailers or recreational vehicles as living quarters is prohibited in a residential area