LOWER ALLEN TOWNSHIP
Founded 1850
2233 GETTYSBURG ROAD • CAMP HILL, PENNSYLVANIA 17011

RESIDENTIAL BUILDING PERMIT AND INSPECTION CHECK LIST

IRC APPLICATIONS: NEW 1 & 2 FAMILY DWELLINGS AND ADDITIONS

Date _____ **Application #** _____

Date Application Received _____

Address: _____

		Location in Application Packet (To be completed by Applicant)	Plan Review Conformation	**Inspected Pass or Fail**
Non-Construction Related Items	Zoning, Land Development, Storm Water Management, Highway Occupancy, Water and Sewer requirements have been met??	X		X
Detailed Site Plans	Drawn to Scale – Plans include property lines, public streets, rights-of-way, sidewalks, public and private easements, existing and proposed buildings, driveways, swimming pools, patios,sheds and any other structures.			X
	Exact dimensions from all existing and proposed improvements to all property lines.			X
Detailed Construction Plans	2 complete sets of construction plans provided.	X		X
	Plans indicate design construction code.			X
	Plans include flood information if in flood zone.			X
	Plans provide detailed information for plumbing, electrical, energy (efficiency), and mechanical work to be completed.			X
	Plans indicate detailed information regarding lumber types, sizes and spacing.			X
	Identify any engineered building members such as roof trusses, floor joist systems or wall systems. (Signed and sealed drawings are required for engineered items.)			X
	If non-conventional elements are being used, provide signed and sealed design or reports.			X
Building Planning	Emergency escape and rescue opening: Indicate required locations, sill height, openable area and operational specification.			
	Stairs per UCC: (A) The maximum riser height is 8¼ inches. There may be no more than a 3/8 inch variation in riser height within a flight of stairs. The riser height is to be measured vertically between leading edges of the adjacent treads. (B) The minimum tread depth is 9 inches measured from tread nosing to tread nosing. (C) The greatest tread depth within any flight of stairs may not exceed the smallest by more than 3/8 inch. (D)Treads may have a uniform projection of not more than 1½ inches when solid risers are used. (E) Stairways may not be less than 3 feet in clear width and clear headroom of 6 feet 8 inches shall be maintained for the entire run of the stair. (F) Handrails may project from each side of a stairway a distance of 3½ inches into the required width of the stair.			
	Appropriate climatic and geographic design criteria per revised IRC Table 301.2 (1) - Ground snow load = ***25 psf*** - Wind speed = ***90 mph*** - Seismic design category = ***B*** - Weathering of concrete probability = ***severe*** - Frost line depth = ***36 inches*** - Termite probability = ***moderate to heavy*** - Decay probability = ***slight to moderate*** - Winter design temperature = ***10º F*** - Ice shield underlayment required = ***yes*** - Flood hazards = ***Consult 03/16/1990 FIRM and FBFM*** - Air freezing index = ***784*** - Mean annual temperature = ***53.1º F***			

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Energy Efficiency	Energy path being followed: IRC Chapter 11 _____ - IECC _____ - PA Alternative _____ - REScheck _____ (Check 1)			
	Insulation R-Value: Ceiling _____ - Walls _____ - Floors _____ - Basement _____			
	U values for doors and windows			
	Testing method being used: Visual _____ or blower door _____			
	Insulation: Exterior Walls, behind tub and shower			
	Insulation of exterior wall corners			
	Insulation of Header areas			
FOOTINGS and FOUNDATIONS	Soil classifications and load bearing capacity per IRC Chapter 4 Section 401.4.			
	Footing depth below grade, width proper for building size, thickness, edge thickness minimum 6”			
	Bottom of footing on undisturbed soil or compaction report submitted			
	Soil moisture conditions: Damp proofing _____ - Waterproofing _____ (provide manufacturers specs for waterproofing)			
	Pipe sleeve locations and sizes for water & sewer piping in footing or foundation wall			
	Steps or elevation changes in footing, locations on plans an detail of elevation change			
	Foundation wall construction type: poured concrete _____ - block _____ - ICF _____ - Height of wall _____ - height of unbalanced fill _____			
	Rebar required and installed, size of bars and spacing per code. IRC _____ or ACI _____ (check one)			
	Sill Plate anchorage: Anchor bolts _____ Straps _____ Show anchor bolt, spacing, depth of embedment on plans. If straps, provide manufactures specs.			
	Foundation drainage pipe size, location at footing, method of coverage and location of discharge			
	Concrete meets requirements for slump, compressive strength & air entrainment.			
Framing	Floor Joist size, spacing (on center), spans from bearing to bearing, grade & species. Provide manufacture's specs for engineered joists.			
	Wall studs size,height of walls, spacing o.c & grade.			
	Beam sizes, spans from bearing to bearing for all beams to posts/walls, support posts size. Provide manufacture's specs if steel or engineered.			
	Wall bracing method, locations noted on drawings and specify 2006 IRC Section R602.10 – R602.11.3. Method (s) used _____			
	Door & Window schedule, Manufacture's spec sheets, egress window location, and sill height, and openable area.			
	Header construction materials, sizes, spans, method of insulation			
	Method of attachment of roof to walls. Provide specifications for method used.			
	Roof framing layout, or manufactured truss specs			
	Notches & bored holes in wall studs, floor joist. Exterior/load bearing studs not exceeds 40%, non-bearing studs does not exceed 25%, Joist notch max 1/6th of depth, no notching of tensil side of joists, no drilling/notching of center 1/3rd of joists, drilled holes not within 2” top/bottom of joist, diameter of joist holes does not exceed 1/3rd of depth, required stud shoes installed.			
	Double top plates or single if framing is stacked			
	Termite protection and decay protection.			

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Plumbing and Mechanical	Indicate compliance with random piping roughin per Appendix F			
	Plumbing riser diagram providing piping layout, pipe sizes, vent locations and fixture locations & material to be installed			
	Testing Water piping; Water Test Working Pressure or Air 50lbs 15 min, Testing Drain, waste & vent; Water Test 10 ft column water above highest fitting connection Air Test 5lbs 15 min			
	Underground piping depth, materials, proper bedding & separation. (cross reference to footings & foundation. See protection in footing and foundation pipe sleeve locations ans sizes) Provide cross section details.			
	Fixture clearances noted on drawings, fixtures to be installed per IRC section R307			
	Clean outs, hangers, connections & stack supports			
	Potable water testing for wells : Provide testing lab results prior to final inspections. Attach water quality, E. Coli and Nitrate level test information.			
	HVAC layout: Supply, duct sizes _____ - R-value of ducting _____ & return locations			
	HVAC type: size & location of unit/s manufacturers specifications provided (Sizing and Efficiency)			
	Additions Only: Provide design data to ensure that current systemcan serve additional square footage.			
	Condensate disposal method			
	Testing of system to meet sealing of ducts per N1103.2 and energy code path followed above for whole house			
	Cutting and notching of wood members. See framing checklist.			
Electrical	Service Location, Amp size & clearances			
	Layout of devices and fixtures show spacing of outlets &label (arc fault and ground fault)			
	Special location lighting and outlets HVAC, Attic, pools, spas			
	Electrical Service Installation per PPL requirements and IRC. PPL work order # _____			
	Wiring methods, attachments, installation, correct wire size			
	Method of grounding & bonding of gas piping			
	GFCI, Arc-Faults, tamper resistant outlets & switches			
	Cutting and notching of wood members. See framing checklist.			
Fire Blocking, Stopping and Separation	Under stair protection			
	Draft stopping of vertical penetrations and horizontal intervals			
	Garage/House separation: Drywall and door.			
	Attached Dwelling unit(s) - Provide UL Design for separation walls.			
Drywall	Interior braced wall lines: Per fastener schedule IRC 602.10.			
	Garage/house separation requirement –See Fire blocking, stopping and separation.			
	Fasting: Glued - YES or NO (circle one) Indicate fastener type and spacing.			
	Moisture resistant drywall in required areas, backer material to be used for direct exposure to water per R702.3.8 & 7.2.4			
Alarms/Fire Suppression	Smoke Alarms: Show all required locations			
	Carbon Monoxide Alarms: Show all required locations			
	Residential Fire Sprinklers: Provide home buyer waiver or layout, design and calculations. Indicate NFPA 13D or IRC Compliance			
	Act 1 of 2011 Section 304 (H) “Fire Protection of Floors”:			
	N/A _____ - 1/2” gypsum wallboard membrane _____ - 5/8” wood structural panel membrane _____			
	RFS _____ - Other _____ (select one)			

FINAL INSPECTION CHECK LIST

		PASS	FAIL
1	House Number Posted per Township Ordinance		
2	Final Driveway Installed - YES or NO - Material Used _____		
3	Required off street parking per Township Ordinance		
4	Site Completed: soil stabilization Including Township Engineer Approval		
5	Exterior of dwelling completed		
6	Masonry Construction exterior and interior completed per code and approved plans		
7	Swimming Pools, Hot Tubs, spas, patios and decks – Completed – YES or NO Approved on initial permit – YES or NO		
8	Roof Completed, Attic Ventilation, crickets installed where required		
9	Garage/house separation per code, proper drywall, rated door, no openings into sleeping rooms		
10	Gutters, downspouts and sump pumps are properly discharged – YES or NO Location _____ Proper Grade - YES or NO		
11	One exit from each dwelling unit. Permanent landing installed at required exits. Approved deadbolt locks (No keyed Locks)		
12	Sleeping room and basement emergency egress according to code. Escape and rescue openings are completed and operable.		
13	Under stair protection (if required) installed		
14	Water supply: Drains and fixtures – check for leaks and required temperature (Backwater valve Installed) Provide well test results.		
15	Water heater installed per manufacturer, drip leg proper material and dimension from floor, discharge location per code.		
16	Smoke and Carbon Monoxide Alarms Proper location and tested.		
17	Verify sprinkler test results.		
18	Verify handrails, guards, rise, run per code including special stairs.		
19	Arc fault and GFCI receptacles installed and tested.		
20	Check door and window labels.		
21	Insulation contractor certificate on electrical panel, verify Attic insulation and attic access sealing.		
22	Verify blower door test results.		
23	Verify all required special inspection(s) have been completed.		
24	Radon piping (if installed), per Appendix F		
25	Programmable Thermostat installed, HVAC Condensate installed correctly HVAC unit(s) installed per code		
26	Factory built fireplaces installed per manufacture's instructions and per IRC		
27	Masonry Fireplace and Chimneys constructed per IRC		