

WORKING WITH THE INSPECTOR

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WORKING WITH THE INSPECTOR

- Silly, but how many of us live in a building?
 - Work in a building?
 - Shop in a building?
 - Eat in a building?
- Are you concerned with...
 - Roof collapsing?
 - Fire entrapment?
 - Electrical shock?
 - Air contamination?
 - Water contamination?
- Why or why not?



OLD HOUSES

**“They don’t make
them like they used
to.... Thank God”**

Norm Abrams





CODE ADOPTION PROCESS

- The Uniform Codes Act is codified at chapter 2 of title 8 of The Official Code of Georgia Annotated. O.C.G.A. Section 8-2-20(9) (B) identifies the nine “state minimum standard codes”.
- In order to properly administer and enforce the state minimum standard codes, local governments must adopt reasonable administrative provisions. The power to adopt these administrative procedures is set forth in O.C.G.A. Section 8-2-26(a)(1).
- DCA periodically reviews, amends and/or updates the state minimum standard codes. If a local government chooses to locally enforce any of these codes, it must enforce the latest editions and the amendments adopted by DCA.

GEORGIA ADOPTED CODES

- International Building Code (IBC)
- International Residential Code (IRC)
- International Plumbing Code (IPC)
- International Fuel Gas Code (IFGC)
- International Fire Code (IFC)
- International Mechanical Code (IMC)
- National Electric Code (NEC)
- **International Energy Conservation Code (IECC)**
- Life Safety Code (NFPA)



REQUIRED INSPECTIONS

- **Building inspections are always performed prior to concealment:**
 - Foundation and foundation wall inspection- prior to pouring
 - Underground piping inspection- prior to backfilling
 - Slab inspection- prior to pouring
 - Exterior framing inspection- prior to insulating
 - Moisture barrier inspection- prior to installing finish materials
 - Framing/ rough mechanical inspection- prior to insulation
 - **Energy compliance (insulation) inspection- prior to drywall**
 - Drywall inspection- prior to tape and mud process
 - Final inspection- ready for immediate occupancy

ENERGY CODE

■ Component Minimum Insulation

- Attic Kneewalls R-19
- Cavity Walls R-13
- Mass Walls R-5
- Roof/Ceiling R-30
- Floors over unheated spaces R-19
- Crawl Space Walls R-5

■ Blower Door Test

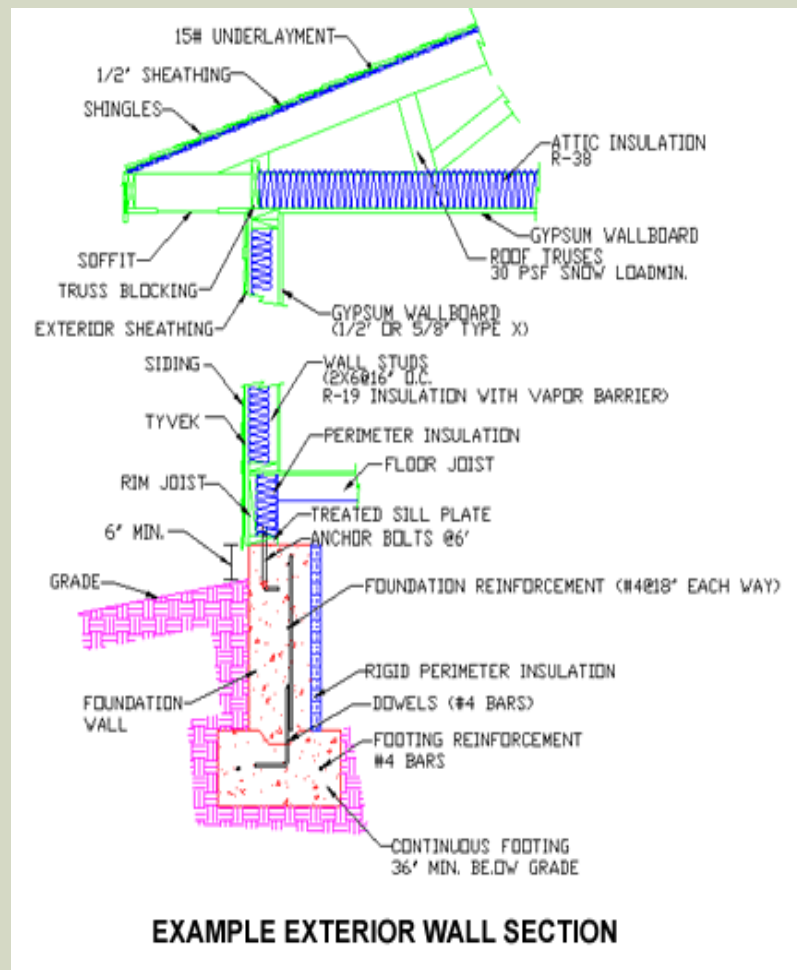
- Maximum of 7 ACH₅₀



PLANS

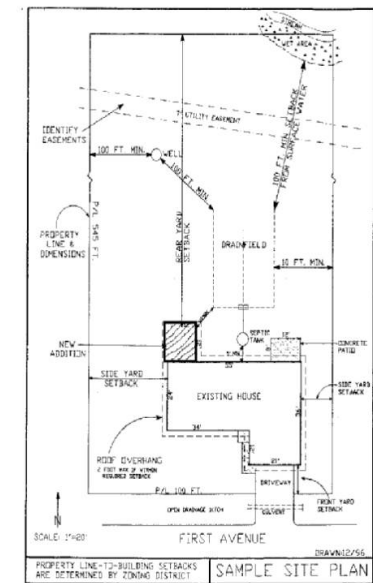
- Why do we ask for plans/ drawings?
 - Because we like pictures?
 - So we know where you hide your valuables?

TO \$AVE YOU MONEY!



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- **Plan Submittal:**
 - Must be clear and concise.
 - Provide reviewer with complete information.
 - Stamped copy to be made available for inspector on-site.
- Complete plans and/or scope of work affords us the opportunity to save you time and money!



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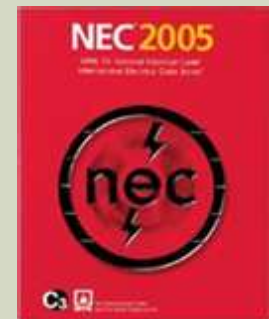


- **Make construction documents accessible.**
 - Permit box at the front of property
- **Keep project clean and safe.**
 - Inspectors are not immune from injury.
- **Verify project is ready prior to scheduling inspection.**
 - Other work should cease for the duration of the inspection.
- **Give them space.**
 - Save questions until the end.
- **The person meeting the inspector must be competent about the project.**
 - The inspector may have questions that a general laborer might not be able to answer.
- **Time is of the essence.**
 - There are other projects/people that may also be waiting on the inspector.
- **Homeowners should not argue on behalf of their contractor.**
 - The inspector has the homeowner and future homeowners best interest at heart.

INSPECTOR QUALIFICATIONS

- **What qualifications does a good field inspector have?**
- **Steven Kinnaird**
 - Accessibility Inspector/Plans Examiner
 - Building Inspector
 - Certified Building Official
 - Certified Housing Code Official
 - Combination Inspector (Residential/ Commercial)
 - Commercial Electrical Inspector
 - Permit Technician
 - Property Maintenance & Housing Inspector
 - Residential Plans Examiner

(not to mention 30+ years experience in construction)



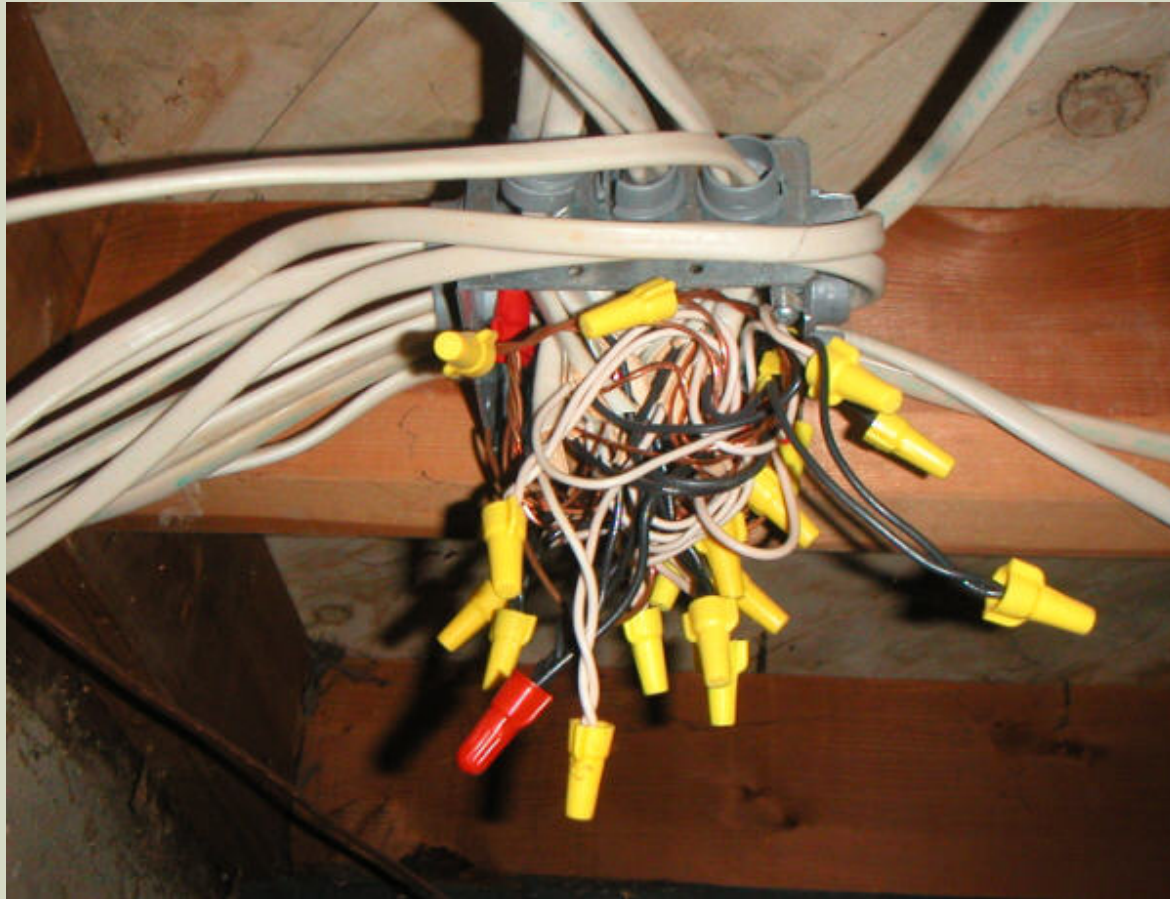
DEFICIENCIES FOUND

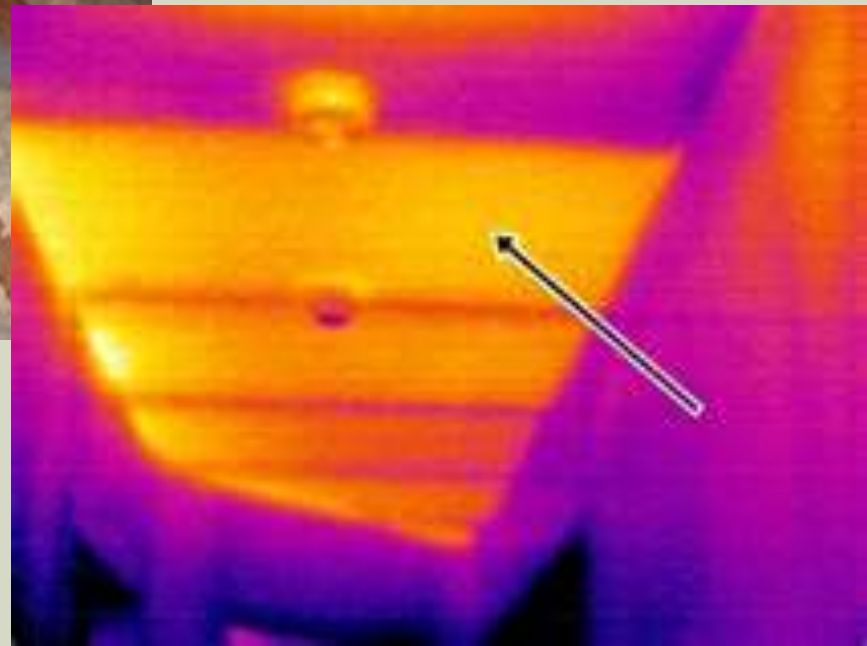















Homey Spector


HOMEY INTERPRETS "SELLERSPEAK"
I PUT THOSE PESKY INFRA-RED LIGHTS
ON THE CEILING & THE DOOR WORKS FINE.*



* NOBODY'S BEEN TRAPPED OR KILLED YET.

The first panel shows a man in a dark shirt and glasses, Homey Spector, working on a ceiling. He is using a long-handled tool to install several cylindrical infra-red lights. The ceiling is made of wooden planks. The man is looking up at the lights as he works.

THE DRYWALL WAS WET
& MOLDY, SO I REPLACED IT.*



* I FIXED THE SYMPTOM &
THE MOLD'S NOT BACK (YET)

The second panel shows Homey Spector standing in a room, pointing towards a wall. The wall appears to be made of drywall. He has a satisfied expression on his face. The floor is covered in a layer of dust or debris.

Ted Glover

I SWITCHED THE 20 AMP FUSES
TO 30. AIN'T BLOWN ONE SINCE.



* NO FIRES EITHER (SO FAR)

The third panel shows a man in a dark shirt, Ted Glover, looking at a fuse box. The fuse box is mounted on a wall and has several fuses visible. The man has a satisfied expression on his face. The fuse box is a standard electrical panel with a door that is open, revealing the fuses inside.

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■ REMEMBER:

- If permits are required, a CO or CC must be issued to document that all inspections were successful.
- Building Inspectors inspect buildings and not people, it is not personal.
- Inspectors are advisors and not adversaries.
- The Inspector is your local expert, 30+ years.
- Permit fees cover the cost of Inspector, so use them.
- Just as we've inherited it from previous owners, we hope that someone else will inherit your old house. Let's leave it better than we found it.

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Questions?