



RESIDENTIAL CONSTRUCTION INFORMATION PACKET

Revised: June 18, 2021

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This packet is only intended to be a helpful reference. Therefore, requirements included in this packet are only a general list of building, electrical, plumbing, and mechanical code regulations. For a complete list of building requirements refer to:

**2015 International Residential Code, as amended.
2020 National Electrical Code, as amended.**

A. GENERAL REQUIREMENTS

Plan Review/Permit Submittal

1. All plan submittals that are not master plan submittals must contain the documents listed below. Regular permit applications will generally be reviewed within ten (10) working days.

Drawings (plans) must be dimensioned, drawn to scale and include the following:

- a. Site plan indicating all property lines, easements and setbacks of the proposed building.
 - b. Window and door sizes.
 - c. Elevation drawings showing exterior wall construction and masonry percentage calculations.
 - d. Structural foundation drawing stamped by a professional engineer licensed by the State of Texas.
 - e. Original letter from the same engineer that designed and sealed the foundation plans stating that the foundation was designed for the soil conditions on that particular lot. The letter must also state that the foundation design criterion complies with the minimum standards required by the 2015 International Residential Code.
2. Contractors must submit electronic PDF files of the following drawings. Files can be submitted via thumb drive, CD or uploaded using your contractor web portal. One separate file is required for each of the areas listed below:
 - a. Permit Application
 - b. Energy Compliance Path form – completed by 3rd party energy provider.
 - c. Engineered foundation letter (must be sealed by PE).
 - d. Engineered foundation design (must be sealed by PE).
 - e. Engineered shearwall design (must be sealed by PE).
 - f. Floor plan with all rooms labeled.
 - g. Electrical plans indicating the location of smoke and carbon monoxide detectors.
 - h. Site plan.
 3. No construction, other than setting form boards and lot grading, may begin until a building permit has been issued.
 4. No tracked vehicles will be allowed on streets and alleys after a subdivision has been accepted.
 5. Instruct all subcontractors and their employees to park in such a way that emergency vehicular traffic will not be obstructed, i.e., fire trucks and ambulances.
 6. Building addresses must be posted in a location that is conspicuous from the street on each lot at all times. Numbers must be a minimum of four inches (4") in height.
 7. Addresses must be posted on all temporary electrical poles.
 8. Because of serious safety considerations, citations will be issued to the job superintendent, electrician or an officer of the general contractor or electrical contractor if temporary power is tied directly into the permanent breaker box. Electricians are permitted to test house circuits provided that a licensed electrician is on site at all times while power is connected to the house.
 9. All re-inspection fees must be paid prior to the request of any further inspections. When a reinspection is requested on a project and a re-inspection fee has not yet been paid, the inspection will be canceled in the office.

B. GENERAL INSPECTION NOTES

Note: Prior to requesting inspections the following sub-contractors – plumbing, electrical, HVAC and paving in the ROW must be validated on the permit and contractor’s registrations must remain current for the duration of the permit.

1. All inspections must be requested by calling (972) 412-6137 or scheduling online via your contractor web portal. Inspections requested prior to 3:00 pm, via the request line, will be performed the following business day. Inspections requested via the MyGov portal, prior to 7:00 am, will be performed the same business day.
2. **Office hours** for inspectors are from 7:00 a.m. – 8:00 a.m. and 3:30 p.m. – 4:00 p.m. each day. **Technical questions must be directed toward the inspectors during the above listed office hours. Please do not call the permit techs and request technical information or ask to speak with an inspector.**

Direct telephone numbers for building inspection personnel are:

Larry King (972) 463-3903
Noah Huddleston (972) 412-6101
Robert Thomas (972) 412-6155

The direct phone number for plan review is:

Patrick Baugh (972) 463-3944

3. For general questions only and for permit information, you may call the office at (972) 412-6125.
4. **Re-inspection Fees.** A re-inspection fee will be assessed, and no inspection performed when any of the following conditions apply:
 - a. The inspection requested is not ready when the inspector arrives.
 - b. The address of the site is not posted.
 - c. The building is locked or the site is not accessible for inspection when the inspector arrives.
 - d. Trash control, erosion control or tree protection has not been maintained on the site.
 - e. The work is red tagged for the same item(s) more than once. For production homes when the same deficiency is noted on repeated projects.
5. Re-inspection fees are **\$50.00** for each failure. Reinspection fees must be paid before any further inspections can be performed.
6. **Trash Bins (Trash Control).** All construction sites are required to maintain construction sites so that litter will be prevented from being carried or deposited to other properties by wind. To comply with this requirement, a trash bin that is at least 4' X 4' X 4' in height is required on each lot on which construction is occurring.
7. **Materials located in the right-of way.** All dirt, sand or any type of construction material must be located in such a way as to comply with the following requirements.
 - a. If no City sidewalk has been constructed on the property, all construction materials must be located at least five feet (5') from the back of curb to allow for pedestrian passage through the property.
 - b. If a sidewalk does exist, construction materials must be placed behind the sidewalk.
 - c. At all times during construction, the water meter box must be installed around the water meter.
8. **Location of Permits.** A copy of the permit must be posted on the job site at all times. The builder may choose to leave a copy of the approved plans on the job site for the subcontractors and inspectors use. Inspectors will be able to view the approved plans electronically. Inspection results will be updated in MyGov in real time. An email notice will be sent notifying the contractor that the inspection has been completed and that comments regarding the inspection can be read via the MyGov portal. Inspection tags are no longer left on site.

- a. **T-Pole, Plumbing Rough & Foundation** – The permit and approved plans must be located on the form board facing the street.
 - b. **Top-Out Frame, Utility Final & Building Final** – The permit and approved plans must be adjacent to the front door of the house.
9. **Engineering Letters and Other Required Documents.** Whenever an engineering letter or other document is required, the contractor has two options:
- a. The original forms may be placed inside the permit packet and visible from outside of the packet. This will allow the inspector to refer to the letter in order to verify compliance with the requirements of the engineer; or
 - b. An electronic copy of the forms may be uploaded by the contractor via the contractor web portal.
10. **Inspection Results.** An email notice will be sent notifying the contractor that the inspection has been completed and that comments regarding the inspection can be read via the MyGov portal. Inspection tags are no longer left on site.
11. **Cancellations.** Inspections should not be requested until the contractor has verified that the work is complete and ready for inspection. When necessary, contractors may contact a permit technician and request that their inspection be cancelled – however, there is no guarantee that the permit technician will be able to reach an inspector before the inspection is performed or that a fee will not be charged because the project is not ready for inspection.

C. RESIDENTIAL INSPECTIONS REQUIRED

Each of the following inspections must be requested in the listed order. If an inspection is requested before a prior required inspection has been approved, no inspection will be conducted.

Inspections required are:

Inspection

1. **Electrical Temporary Pole** (can be done at any time)
2. **Piers** (if installed) – The Engineer of record or a testing lab approved by the Building Official can verify that the piers comply with the approved drawings. Reports must be submitted prior to approval of the foundation inspection.
3. **Flatwork** – sidewalks, driveways, patios and porches (can be done at any time prior to the Building Final)
4. **Flatwork within the City ROW** (including city sidewalks and approaches). Can be done at any time prior to the building final.
5. **Plumbing Rough** – Form Board Survey (must be performed at the same inspection)
6. **Foundation**
7. **Shearwall (Braced Wall Panel Inspection)** (only needed if house is to be wrapped with an air barrier and the sheathing nailing pattern cannot be observed at the Frame inspection.)
8. **Seconds** (Building Frame / Mechanical Rough-In / Electrical Rough-In / Plumbing Top-Out) – All inspections must all be performed at the same time. Individual trade inspections will not be done.
9. **Utility Final** – Includes the electrical meter release and gas meter release
10. **ROW Final** –
11. **Finals** (Building Final / Mechanical Final / Electrical Final / Plumbing Final) All inspections must all be performed at same time. Individual trade inspections will not be done.

D. RESIDENTIAL INSPECTION REQUIREMENTS

1. **TEMPORARY POWER POLE**

- a. Double pole/single throw breaker installed for 240-volt plug.
- b. All circuits must have GFCI protection.
- c. The panel must be properly secured to the pole.
- d. Pole is to be braced, secure and stable with a minimum of two braces.
- e. A ground rod must be installed with a ground wire that is a minimum size of 6 AWG.
- f. The licensed electrician can test house circuits provided that power is disconnected prior to the electrician leaving the site.
- g. Legible address numbers must be posted on the T-pole. Numbers must be at least four inches (4") in height.
- h. No holes are allowed in the panel face.
- i. Plugs outside the panel box must be weatherproof.
- j. All breakers and receptacles must have legible amperage/voltage markings.

2. **FLATWORK AND DRIVE APPROACHES**

Flatwork includes all driveways and walks on private property and, drive approaches and sidewalks within the public right-of-way. All flatwork must be inspected prior to placement of concrete. Flatwork located in the ROW (City sidewalks and drive approaches with driveways poured at the same time as the approach) must conform to City standard details and will be inspected by a City of Rowlett Development Engineering Inspector. Any other flatwork on private property will be inspected by a City of Rowlett Building Inspector.

a. **CITY SIDEWALK:**

1. All City walks are required to have a minimum of three-eighths inch (3/8") rebar eighteen inches (18") on center each way with expansion joints at twenty feet (20') on center.
2. Sidewalks must be scored every four feet (4') for a four foot (4') wide sidewalk; or, scored every five feet (5') for a five foot (5') wide sidewalk.
3. Sidewalks must be a minimum of five feet (5') in width. Where any sidewalk abuts and connects to existing sidewalk that is less than five feet wide, remove ten feet (10') of the existing sidewalk and construct a transition piece that is ten feet (10') long.
4. The cross slope of the sidewalk cannot exceed two percent (2%) and must slope away from the house.
5. Slick dowels with grease caps are required with redwood expansion joints.
6. Concrete must bear on a two-inch (2") (loose) layer of flex base, placed and compacted on top of the native soil that itself is compacted to ninety-eight percent (98%) maximum dry density.

b. **DRIVE APPROACH OFF ALLEY:**

1. Approaches off of alleys must have a minimum thickness of six inches (6") and be reinforced with #4 bars eighteen inches (18") on center each way to the property line.
2. Alley approaches must have a turn radius of five feet (5').
3. The approach must be doweled eighteen inches (18") on center with #4 bars that extend at least six inches (6") into the alley and are secured with a two (2) part epoxy.
4. Dowell holes must be at least two and one-half (2-1/2) inches from the top of the alley.
5. Do not install an expansion joint at the alley. An expansion joint will be required at the property line.
6. Slick dowels with grease caps are required with redwood expansion joints.
7. Concrete must bear on a two-inch (2") (loose) layer of flex base, placed and compacted on top of the native soil that itself is compacted to ninety-eight percent (98%) maximum dry density.

c. **DRIVE APPROACH OFF CONCRETE STREET:**

1. Approaches off of a concrete street or an asphalt street, with or without concrete curb and gutter, must have a minimum thickness of six inches (6") and be reinforced with #4 bars eighteen inches (18") on center each way to the property line.
 2. A minimum turning radius of five feet (5') is required.
 3. The approach must dowel into the street eighteen inches (18") on center with #4 bars that extend at least six inches (6") into the street and are secured with a two (2) part epoxy.
 4. Dowel holes must be at least two and one-half (2-1/2) inches from the top of the street.
 5. An expansion joint will be required at the sidewalk and the property line.
 6. Do not install an expansion joint at the street.
 7. Slick dowels with grease caps are required with redwood expansion joints.
 8. Concrete must bear on a two-inch (2") (loose) layer of flex base, placed and compacted on top of the native soil that itself is compacted to ninety-eight percent (98%) maximum dry density.
- d. FLATWORK ON PRIVATE PROPERTY:**
1. All other flatwork (internal sidewalks, porches and patios) must have #3 bars at eighteen (18) inches on center each way.
 2. The minimum depth of the concrete must be three and one-half (3-1/2) inches.
 3. Expansion joints are required every twenty (20) feet and are also required when abutting the house foundation or other existing concrete.
 4. Dowel bars are required through each expansion joint and at the connection point of any other concrete (except the house foundation).
 5. All private flatwork concrete must bear on a two-inch (2") (loose) layer of flex base, placed and compacted on top of the native soil that itself is compacted to ninety-eight percent (98%) maximum dry density.
- e. DECORATIVE CONCRETE:**
1. Decorative concrete may be installed only on private property.
 2. Any concrete work done within a street or alley easement must be completed with a brush finish.
- f. CONCRETE DRIVEWAYS:**
1. The minimum width for a driveway at the property line is ten feet (10').
 2. The maximum width is twenty feet (20') at the property line.
 3. All driveway concrete must have #3 bars at eighteen (18) inches on center each way.
 4. The minimum depth of the concrete must be three and one-half (3-1/2) inches.
 5. Expansion joints are required every twenty (20) feet and are also required when abutting the house foundation or other existing concrete.
 6. Dowel bars are required through each expansion joint and at the connection point of any other concrete (except the house foundation).
 7. All driveway concrete must bear on a two-inch (2") (loose) layer of flex base, placed and compacted on top of the native soil that itself is compacted to ninety-eight percent (98%) maximum dry density.

3. PLUMBING ROUGH

If the house requires gas service, the underground gas inspection must be done at the same time as the plumbing rough inspection.

No plumbing rough inspections will be made if it has been determined that it is too wet. All rained out inspections must be recalled. Plumbing rough inspections may be conducted in wet weather provided that a three (3) p.s.i. air test is placed on the sewer lines with a diaphragm gage. When the inspection is requested, it must be stated that there is an air test on the sewer.

Plumbing rough inspections cannot be performed if the temperature is below freezing unless an air test has been placed on the sanitary sewer lines and the water distribution lines. When the inspection is requested, it must be stated that there is an air test on the sewer.

a. Water Lines

1. The form board survey must be uploaded to MyGov prior to requesting the inspection.
2. One hose bibb with non-removable vacuum breaker must be installed in the water line to check the pressure on the water piping.
3. All hose bibbs must have non-removable vacuum breakers installed at all times.
4. A one-inch (1") line supply line will be required – unless calculations are provided indicating compliance with the International Residential Code.
5. Copper lines will not be allowed to touch each other.
6. Copper lines must be sleeved or taped. Painting of the copper will not be accepted.
7. The water meter must be installed correctly with arrow pointing toward the house.
8. The water meter number must be the same as the number assigned for that lot.
9. Lead solder and fluxes containing lead cannot be used to join potable water lines.
10. T & P (pop-off) lines for water heaters cannot be run in slab.
11. All lines under the slab must be type "M" copper or thicker. PEX piping may also be used underneath the slab.
12. All piping located under the slab must be continuous with no joints.
13. The water meter must be in place with all valves open to allow for testing of the lines at City water pressure. If City water is not available, a 50 p.s.i. air test can be substituted for the water test. Provide gauge for a minimum 50 p.s.i.g test. A valid air test will not have any water in the lines.
14. Where a water service crosses a sewer ditch, the water line must be installed in a PVC sleeve.
15. Where domestic water pressure exceeds 80 p.s.i.g, an *approved* pressure regulating valve must be installed. Additionally, the whole house system must then be provided with properly sized expansion tank(s).
16. A water cut-off valve is required prior to the water service line entering the house. A ¼ turn ball valve is required.

b. Sanitary and Building Sewer

1. The plumbing rough must be tested with a five-foot (5') head of water on all stacks in the house. The five-foot measurement will be taken from the top of the ninety (90) degree fitting at the last stack in the house. If the last stack is too high to see water in the pipe, the inspection is subject to receiving a disapproval tag.
2. The water test must include the sewer yard line. A test tee must be installed within 5 feet (5') of the sewer tap.
3. The main objective of a water test is to allow the inspector to look for wet spots along the plumbing piping. Overfilling the stacks to the point that the ground is wet around sewer piping will cause the inspection to fail.
4. A three (3) p.s.i. air test can be substituted for the water test required on the sewer line only if schedule 40 pipe is used. An air test can never be used on cell core pipe. The test must only include air with no water on the system. A diaphragm gauge must be used to test the line with a gauge that has a pressure range not to exceed 6 p.s.i.g.
5. Full size double clean outs must be installed.
6. A clean out is required at the point of connection to the city sewer lateral.
7. All holes dug for sewer taps that are deeper than four feet (4'), must be protected by a temporary construction fence.
8. The Building Sewer must be connected to the City's sanitary sewer system.

9. All sewer tap holes must be filled immediately after approval of the Plumbing Rough inspection. If the Foundation inspection is requested and performed prior to backfilling the plumbing, the foundation inspection will be classified as not ready and will fail.
10. All lines must rest on a two-inch (2") bed of sand and all lines, traps and fittings must be completely exposed.

c. Gas Line

1. Gas systems with a working pressure of $\frac{1}{2}$ p.s.i. or less must use a diaphragm gauge that contains a dial with a minimum diaphragm diameter of three- and one-half inches ($3\frac{1}{2}$ "), a set hand, 1/10-pound incrementation and pressure range not to exceed 6 p.s.i.g. The test pressure must be at least 3 p.s.i..
2. Gas systems with a working pressure exceeding $\frac{1}{2}$ p.s.i. must use a diaphragm gauge that contains a dial with a minimum diameter of three and one-half inches ($3\frac{1}{2}$ "), a set hand, a minimum of 2/10 pound incrementation and a pressure range not to exceed 20 p.s.i.. The test pressure must be at least 10 p.s.i..
3. All gas lines must be buried. The top of the line must be located at least eighteen inches (18") below grade.
4. Where poly gas lines are utilized, a number eighteen (18) AWG copper tracer wire must be buried along side of the line for its complete length.
5. Black pipe gas lines installed in the ground must be factory mill wrapped pipe and all fittings must be properly field wrapped per manufacturer's installation instructions.

4. FOUNDATION

All foundation plans must be sealed by a structural engineer. No concrete inspections will be made if it has been determined that it is too wet. All rained out inspections must be recalled.

a. Post Tension

1. Everything must conform with the engineered plans with no addition or subtractions to the approved plans.
2. All cables must be straight but cannot touch the bottom or sides of beams.
3. All copper must be sleeved or taped. Painted copper will not be accepted.
4. Cable ends must be a minimum of six inches (6") below the top of the forms.
5. Cable ends must be a minimum of six inches (6") from the corners.
6. Cable insulation must cover the cable to within three inches (3") of the cable ends.
7. Two string lines across the top of the form boards are required to verify the depth of the concrete. The two lines must form an X across the foundation.
8. Cables that must be re-routed to miss plumbing fixtures must be done with long sweeping curves of the cable.
9. Electrical conduit located in the foundation must be installed.
10. Down-draft ducts must be installed (if being utilized).
11. All gas line sleeves must be installed.
12. Original finished floor elevation surveys, if required, and engineering letters verifying required piers were installed according to design must be submitted prior to requesting the inspection.
13. No changes can be made to the foundation after inspection approval without requesting another foundation inspection.
14. Poly must cover all pad areas only. Poly is to be cut or not installed in beams.

15. A water test with city pressure or a minimum of fifty (50) p.s.i. air pressure must be maintained on the water supply lines.
16. All tub and shower boxes must be installed.
17. Sewer lines must run at 90-degree angles to grade beams.
18. Water heater T & P lines cannot be composed of PVC material and cannot be installed in slab.
19. Sewer tap holes must be filled immediately after approval of the Plumbing Rough inspection. If the Foundation inspection is requested and performed prior to filling of the hole, the inspection will be classified as not ready and a reinspection fee will be assessed.
20. If plastic water pipe is used, a concrete encased electrode must be installed. Concrete encased electrodes must extend at least 20 feet through the concrete. The preferred method is to use a #4 (1/2 inch) rebar that is at least 20 feet long (you can splice more than one piece of rebar together to get the 20-foot length as long as the bars are adequately tied together. Near the panel box, bend the bar so that it extends through the location of the bottom plate and extends about 2 feet through the concrete. At the electrical rough, extend the ground wire from the main panel to the rebar and clamp the ground wire to the rebar.

b. Rebar

1. Work must conform to plans approved by structural engineer. Steel reinforcement may not rest on grade or sides of beams.
2. Poly must cover all pad areas only. Poly is to be cut or not installed in beams.
3. Chairs must be in place.
4. Electrical conduit located in the foundation must be installed.
5. Down-draft ducts must be shown on approved foundation plans and installed according to the mechanical code or manufacturer installation standards.
6. All gas line sleeves must be installed.
7. Original finished floor elevation surveys and engineering letters verifying required piers were installed according to design must be submitted prior to requesting the inspection.
8. No changes can be made to the foundation after inspection approval without requesting another foundation inspection.
9. All tub boxes must be installed.
10. Sewer lines must run at ninety (90) degree angles to grade beams.
11. All copper must be sleeved or taped. Painting of the copper will not be accepted.
12. Water heater T & P lines cannot be composed of PVC material and cannot be installed in slab.
13. Sewer tap holes must be filled immediately after approval of the Plumbing Rough inspection. If the Foundation inspection is requested and performed prior to filling of the hole, the inspection will be classified as not ready and a reinspection fee will be assessed.
14. Form board survey must be located in the packet and visible from outside the packet or uploaded via the contractor web portal.
15. If plastic water pipe is used, a concrete encased electrode must be installed. Concrete encased electrodes must extend at least 20 feet through the concrete. The preferred method is to use a #4 (1/2 inch) rebar that is at least 20 feet long (you can splice more than one piece of rebar together to get the 20-foot length as long as the bars are adequately tied together. Near the panel box, bend the bar so that it extends through the location of the bottom plate and extends about 2 feet through the concrete. At the electrical rough, extend the ground wire from the main panel to the rebar and clamp the ground wire to the rebar.

5. SHEARWALL (BRACED WALL PANEL) INSPECTION

This inspection is only required if the house is to be wrapped with a weather resistive barrier (such as Tyvek, etc.) and the exterior sheathing has a specified nail pattern for the shear wall design. Additionally, sheathing joints cannot be taped or otherwise covered until the nail pattern is inspected and verified. If the house is not to be wrapped with a weather resistive barrier, then this inspection is not required and the Braced Wall Panel (shear wall) inspection will be performed as part of the Building Frame inspection.

6. SECONDS (FRAME, MECHANICAL ROUGH, ELECTRIC ROUGH, PLUMBING TOP-OUT)

a. Framing

1. Rafter and joist spans must comply with the 2015 International Residential Code (see attached span chart for specific wood species allowances).
2. Exterior bottom plates must be secured to the foundation by anchor bolts at least one-half inch ($\frac{1}{2}$ ") in diameter and extend at least seven inches (7") into concrete. A minimum of two (2) anchor bolts are required on each section of bolts per plate section. Bolts must be no more than twelve inches (12") nor less than seven inches (7") from the end of each section. Anchor bolts must be tight and include washers and nuts. Anchor bolts must be located in the middle third of the width of the plate. Where anchor bolts are not able to be installed, an ICC approved Ramset may be utilized (this does not allow all of the anchor bolts in the structure to be substituted with Ramsets). Ramsets must be shot every eighteen inches (18") and within six inches (6") of every end of each exterior plate. Ramsets must include a metal washer.
3. Top plate splices must be offset a minimum of twenty-four inches (24").
4. Rafters must be framed directly opposite each other at the ridge. The size of the ridge must be so that it is not less in depth than the cut end of the rafter.
5. Valleys and hip rafters must not be less than two inches (2") nominal thickness and not less in depth than the cut end of the rafter.
6. Rafter, hip and valley splices must be spliced as follows. The spliced member must have a dove tail or an angle cut with a brace directly under the splice running to a load bearing wall. One side of the splice must remain open to allow the inspector to verify that the proper cut is made on the splice. The opposite side of the side left open must have a scab piece spray nailed to the spliced member that is the same size as the hip, rafter or valley. The scab piece must be long enough to extend at least two feet (2') beyond both sides of the splice.
7. Where studs are spaced more than sixteen inches (16") on center, rafters, joists and trusses must bear within 5 inches (5") of the studs underneath.
8. All studs supporting second stories and roofs must be a minimum No. 3, standard or stud grade lumber. Utility grade studs may be used if all of the following apply: the studs are spaced more than sixteen inches (16") on center, the studs do not support more than a roof and ceiling, and the studs do not exceed 8 feet in height for exterior walls and load-bearing walls or ten feet (10') for interior non-load-bearing walls.
9. Studs must have full bearing on the bottom plate.
10. Purlins must be the same size as the rafter that it supports. Struts must be installed every four feet (4') from the purlin to the wall or beam at no more than a forty-five-degree (45°) angle. Struts longer than eight feet (8') in length must be T-braced.
11. Joists over four feet (4') in length must be pressure blocked on one side only with nails driven from the joist into the pressure block – or a joist hanger must be used.
12. Fur downs, chimneys, ceiling of different heights, and vertical wall spaces over ten feet (10') must be fire blocked. Poly sealing small holes and gaps in fireblocks will be acceptable.
13. All lumber must be grade stamped. Unstamped lumber is unacceptable as a structural framing member.

14. Where ceiling joists support air handling units, skylights and water heaters, those joists will be calculated as floor joists. Where air handling units are supported by rafters, those rafters must be doubled.
15. There will be a two-inch (2") gap between fireplace material and wood studs of any other combustible material as required by the IRC.
16. **Stairways**
 - a. **Width.** Stairways must be at least thirty-six inches (36") wide. A handrail is required on at least one side of each continuous run of treads or flight with four or more risers.
 - b. **Handrails.** Handrails must be no less than thirty-four inches (34") and no more than thirty-eight inches (38") measured from the sloped plane adjoining the tread nosing, or the finish surface of the ramp slope of the stairs. Handrails for stairways must be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends must be returned or terminate in newel posts or safety terminals. Handrails adjacent to a wall must have a space of not less than one and one-half inches (1½") between the wall and the handrail.
 - c. **Riser Height.** The maximum riser height of any stair is seven and three-quarter inches (7¾"). The measurement must be taken between the leading edges of the adjacent treads. The greatest riser height within any flight of stairs must not exceed the smallest by more than three-eighths inch (3/8").
 - d. **Tread Depth.** The minimum tread depth of any stair is 10 inches (10"). The tread depth is measured horizontally between the vertical planes of the foremost projection of the adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than three-eighths inch (3/8").
 - e. **Winders.** Winder treads must have a minimum tread depth of ten inches (10") measured at a point twelve inches (12") from the side of the stairs where the treads are narrower. Winder treads must have a minimum tread depth of six inches (6"). The greatest winder tread depth at the twelve inch (12") walk line must not exceed the smallest by more than 3/8 inch.
 - f. **Stairway Walking Surface.** The walking surface of treads and landings of stairways must not be sloped any steeper than one vertical unit in 48 inches horizontal (2 percent slop).
 - g. **Landings.** A floor or landing is required at the top and bottom of each stairway. A floor or landing is not required at the top of an interior flight of stairs, provided a door does not swing over the stairs. A flight of stairs can not exceed a vertical height of twelve feet (12') between floor levels or landings. The width of each landing must be no less than the width of the stairway. Every landing must have a minimum dimension of thirty-six inches (36") measured in the direction of travel – but also not less than the width of the stairway.
19. Masonry fireplaces must be completed to a point one foot (1') above the damper.
20. Any brick on wood must comply with the IRC. As an option, a design may be submitted by a structural engineer for the brick on wood support.
21. All penetrations in top plates must be sealed. Small penetrations may be poly sealed.
22. Holes in exterior sheathing must be sealed.
23. Covered porches and patios must be inspected to verify proper structural framing prior to installing fascia material.
24. Cutting, notching or boring of engineered beams is not allowed without a letter from a structural engineer.
25. If a pull-down attic stair is used to access an attic appliance, the stair must have a minimum capacity rating of three-hundred (300) pounds.
26. Shear wall inspection will be performed based on the engineered shear wall plans contained in the permit package.

27. Brick ties must be located on each stud and spaced no more than 24" on center when exterior studs are 16" on center. If studs are spaced at 24" on center, brick ties must be spaced no more than 16" on center.
28. All lintels and/or beams must meet the IRC or be engineered.

b. Mechanical Rough

1. Metal ducts shall be screwed, joint mastic applied and inspected before insulation.
2. Flexible ducts shall be supported with material at least one and one-half inches (1½") wide. Maximum spacing for supports is four feet (4'). Some manufacturers require supports every two feet (2'). Turns must be made in such a way that the airflow is not deterred.
3. A minimum one-inch (1") clearance must be maintained around gas appliance vents. Air conditioning condensate drains must drain into a wet trap. Condensate lines that tie into a washer box must be tied in above the inlet of the washer box.
4. Where air-conditioning condensate drain plans are located in an attic, a secondary drain must be installed with the condensate line discharging over a window, door, patio or other approved location.
5. Condensate lines located in the attic must include a primary and secondary drain. Water level monitoring devices are not allowed in lieu of a secondary drain line.
6. Condensate drain lines must be a minimum of three-fourth inch (¾") in diameter.
7. Bath exhaust fan ducts must extend to the outside of the building. Where a fan is installed in a toilet room with a door, a second fan will be required in the room with the bathtub or shower.
8. Horizontal runs on gravity type water heater and furnace flue vents must not exceed seventy-five percent (75%) of the height of the vent.
9. Dryer exhaust ducts are limited to a maximum length of twenty-five feet (25'). The twenty-five-foot (25') length includes two (2) ninety degree (90°) fittings. Additional fittings over and above the two (2) allowed will reduce the maximum length of the vent by two feet (2') for every ninety-degree (90°) fitting (or combination of fittings that total 90°). Dryer vent connections must be taped and not screwed.
10. Dryer exhaust ducts must have a smooth interior finish and be constructed of metal with a minimum thickness of 0.0157 inches (0.3950 mm)(No. 28 gage) and have a nominal diameter of four inches (4"). Dryer exhaust ducts must not be fastened together with screws.
11. Dryer exhaust ducts extending through a roof must include a tight-fitting collar to keep line from falling back into the attic.
12. Attic access to a gas appliance (water heater or furnace) cannot be made from a sleeping area and must be within twenty feet (20') of all furnaces and water heaters.
13. All ducts must be supported by a solid 1 ½" support. Cloth supports that are 1 ½" in width do not comply with this requirement.

c. Electrical Rough

1. Romex must be stapled every four and one-half feet (4 ½') on the horizontal.
2. Romex must be stapled within twelve inches (12") of all boxes.
3. Romex extending through masonry must be protected by conduit.
4. Sheathing on Romex must extend a minimum of one-fourth inch (¼") into the box.
5. Wire must be clamped to metal boxes.
6. All grounds in boxes must be 'made up.'
7. Two (2) separate 20-amp circuits must be run for kitchen use. No fixed appliances other than a refrigerator may be put on these circuits.
8. A cold-water ground may be used when water heaters are installed on the ground floor and copper water lines are used, the cold-water ground must be attached at the cold-water inlet to the water heater. When the water heater is not installed on the ground floor, the cold-water ground must be attached to the cold-water supply to the

kitchen sink. A supplemental ground must also be supplied when using a cold-water ground. If no metal water piping is available, a concrete encased electrode must be installed. Concrete encased electrodes must extend at least 20 feet through the concrete. The preferred method is to use a #3 rebar that is at least 20 feet long (you can splice more than one piece of rebar together to get the 20-foot length as long as the bars are adequately tied together. Near the panel box, bend the bar so that it extends through the location of the bottom plate and extend about 2 feet through the bottom plate. At the electrical rough, extend the ground wire from the main panel to the rebar and clamp the ground wire to the rebar.

9. A separate 20-amp laundry circuit must be supplied. No other outlets will be allowed to be connected to this circuit.
10. All receptacles that are located in bathrooms, garages or outdoors require GFCI protection (this includes the garage door opener receptacle). All countertop kitchen receptacles require GFCI protection. Also, any receptacle within six feet (6') of a kitchen sink requires GFCI protection. This includes the garbage disposal receptacle underneath the sink.
11. All circuits, excluding garage, attic, outdoor and bathroom circuits require AFCI protection.
12. Laundry room and kitchen receptacles must have both AFCI and GFCI protection.
13. Where a panel or disconnect device is tapped more than one-time, approved lugs shall be provided.
14. Armored cable (bx) shall not be used or installed in the City as a wiring method unless it has a full-size grounding conductor.
15. If service entrance conductors are more than three feet (3') in length, an approved disconnect with proper overcurrent protection must be provided at the outside of the structure and next to the electrical meter.
16. All 240-volt appliances must be wired with a four (4) wire system that includes a neutral and a separate ground.
17. A nail strap that is at least 1/16" thick must protect electrical lines in notched or bored studs that are 5/8" or less from the edge of the stud.
18. Electrical wiring installed through a bored hole must be protected by a steel plate at least 1/16" thick if the edge of the hole is less than 1¼" from the edge of the wood member.
19. All metal boxes must be bonded by a listed means (no wood screws).
20. Bathroom receptacles or switches must be at least three feet (3') from the edge of a bath tub.
21. CSST manifolds must be properly bonded per manufacturer's specifications.
22. Cables cannot be bunched together and run through a knockout or chase nipple into an electrical panel. Individual cable clamps or connectors are required to be used with only one cable per clamp or connector – unless the clamp or connector is identified for more than a single cable.
23. Circuits installed in or under a concrete foundation must meet the requirements of wet locations. This included kitchen island circuits.
24. Receptacles located in kitchen counter tops cannot be used to take the place of required wall receptacles.
25. The neutral conductor must be installed in switch boxes.
26. Circuits for smoke detectors must be roughed in. Smoke detectors must be located in each sleeping room and outside of each sleeping area in the immediate vicinity of the sleeping area. Additionally, at least one smoke detector is required on each story of a building. Smoke detectors must be interconnected so that if the alarm sounds on one detector, it triggers the alarm of all of the smoke detectors in the house.

27. Circuits for carbon monoxide detectors must be roughed in. Carbon monoxide detectors must be located outside of and in the immediate vicinity of each sleeping room.

d. Plumbing Top-Out

1. Water

- a. All copper lines must be braced.
- b. T & P lines must be composed of hard drawn copper or CPVC. T & P lines cannot be composed of PVC material and cannot be installed in slab.
- c. All T & P lines must have positive fall towards the outlet of the line. The end of the line must have a ninety (90) degree fitting attached that is pointing down toward the ground. The outlet of the line must terminate between six inches (6") and twenty-four inches (24") from the top of the ground. Each water heater must have its own line. T & P lines from separate water heaters cannot be tied together.
- d. Frost proof hose bibbs with non-removable vacuum breakers must be installed.
- e. Lead solder and fluxes containing lead are prohibited materials for use in potable water pipes.
- f. Notching, cutting or boring must not exceed the IRC.
- g. All lines within one and one-quarter inch (1-1/4") of the edge of a stud or plate must be strapped with a sixteen (16) gauge inch thick by 1-1/2 inch wide strap. The strap must be nailed to the stud of plate.
- h. All water lines in unheated areas must be insulated with a minimum of 3/4" pipe insulation.
- i. All copper located in the brick ledge must be wrapped.
- j. Where domestic water pressure exceeds 80 p.s.i.g, an *approved* pressure regulating valve must be installed. Additionally, the whole house system must then be provided with properly sized expansion tank(s).

2. Drain Waste and Vent

- a. All fixtures must be stack vented and all vents must extend through the roof with flashing installed at the roof and at least 1 foot from any wall, at least 6 inches above the roof and at least 10 feet from any openable window.
- b. A top-out water test is required for all plumbing located above the first floor. Lines must be tested at least two feet (2') above the trap arm.
- c. No vents may be less than 45 degrees from the horizontal until they are at least six inches (6") above the flood rim of the fixture.
- d. Plumbing vents must terminate at least ten feet (10') from or two feet (2') above any window that can be opened.
- e. Water heaters must have a drip pan with a drain line to the outside of the building.
- f. All lines within one and one-quarter inch (1-1/4") of the edge of a stud or plate must be strapped with a sixteen (16) inch thick by 1-1/2 inch wide strap. The strap must be nailed to the stud or plate.
- g. Vents must terminate at least 10 feet from – or at least 3 feet above any openable window, opening or air intake.
- h. Support horizontal runs of PVC piping every four feet (4') on center.
- i. Shower pans must be set in concrete and secured to the wall. Voids under the shower pan must be eliminated.
- j. Shower liners must be installed at least 6 inches above the threshold.
- k. All drain lines must have a slope of at least one-quarter inch (1/4") per foot.
- l. Air admittance valves are not allowed unless approved by the Building Official prior to installation.

- m. Island loop vents must utilize the following fittings in the order listed: a 45° fitting, a short-turn 90° fitting and a 45° fitting.

3. **Gas Lines**

- a. **CSST** Where a CSST gas piping system is utilized that contains a working pressure greater than ½ p.s.i., an air test of at least ten pounds per square inch (10 p.s.i.) on a diaphragm gauge that has a set hand and has a maximum range of twenty (20) p.s.i. For portions of CSST piping that are regulated to a working pressure of less than ½ p.s.i., a 3 p.s.i. test with a diaphragm gage that has a set hand and has a maximum range of six (6) p.s.i. is acceptable.
- b. **Black Pipe** Where a standard black pipe system is utilized, an air test of at least three pounds per square inch (3 p.s.i.) is required. The test must be performed on a diaphragm gauge that has a set hand and has a maximum range of six (6) p.s.i.
- c. Holes cut for gas lines must only be large enough for the line to penetrate.
- d. Gas lines must be properly supported.
- e. Gas lines located between bricks and studs must be factory mill wrapped.
- f. All gas outlets must have approved gas stops installed along with caps.
- g. No water, soil, or waste pipe can be installed or located outside of a building, in an unheated area or in an exterior wall unless, adequate provisions are made to protect such lines from freezing.
- h. Gas vents must terminate at least 4 feet from any wall.
- i. CSST manifolds must be properly bonded per manufacturer's specifications.

7. **UTILITY FINAL**

a. **Electric**

1. All wires must be terminated with a receptacle, switch, appliance or fixture -- or all wire ends must be wired nutted and placed in an electrical box with a blank cover installed. If appliances and fixtures are on site, all electrical connections to those appliances or fixtures must be complete.
2. Cover must be off of the main electrical panel. Electricians must take care to immediately install the cover to the main electrical panel immediately after inspection approval and before the electrical meter is installed by Oncor.
3. All required grounds must be installed. If a cold water ground is utilized, you must also have a supplemental ground such as an eight foot (8') ground rod. Concrete encased electrodes must have an access cover exposing the connection of the ground wire to the rebar. All ground clamps and connections are to be tight.
4. Neutral and ground conductors must be properly coded and identified.
5. The meter base must be bonded to the main panel box. If metal conduit is installed between the meter and the main panel, the conduit will serve as the bond. If plastic conduit is used, a bond bushing will be required.
6. Feeder wires and branch wires must be protected by the proper sized breaker or fuse.
7. All receptacles and switches must be installed.
8. Bare bulb incandescent lights must not be installed in closet storage areas. Incandescent lights in closet areas must be located at least twelve inches (12") from any shelf. Fluorescent lights in closets must be installed at least six inches (6") from any shelf.
9. All light fixtures located within thirty-six inches (36") horizontally and less than eight feet (8') of the lip of a bathtub or shower must be waterproof.
10. CSST manifolds must be properly bonded per manufacturer's specifications.

b. **Gas**

1. Where a gas piping system is utilized that contains pressure greater than ½ p.s.i., an air test of at least ten pounds per square inch (10 p.s.i.) on a diaphragm gauge that has a set hand and has a maximum range of twenty (20) p.s.i. For portions of gas piping that are regulated to less than ½ p.s.i., a 3 p.s.i. test with a diaphragm gage that has a set hand and had a maximum range of six (6) p.s.i. is acceptable.
4. Gas piping that will have a working pressure greater than ½ p.s.i. shall include a permanent metal tag at the meter, at the entrance into the house (if the gas meter is located at the alley), and at the regulator stating the following: "Warning: ½ to 5 p.s.i. gas line".
5. Gas stops at each appliance must be properly secured for all types of piping including CSST systems.
6. All gas lines must be connected. Gas stops and caps must be installed on any gas line for future use.
7. Gas connectors must not exceed three feet (3') (except for clothes dryers and ranges, which must not exceed six feet (6')).
8. CSST manifolds must be properly bonded per manufacturer's specifications.

8. ROW FINAL

- a. The cross slope of the city sidewalk cannot be more than two percent (2%) and must slope away from the house.
- b. The cross slope of the approach cannot be more than ten percent (10%) – except where the approach also serves as the city sidewalk the maximum cross slope is two percent (2%).
- c. All redwood expansion material cannot be more than one-quarter inch (1/4") above or below the concrete surface.
- d. Sewer cleanouts must be either a Dallas Specialties #404 or a Bass and Hayes #404. No substitutions are permitted. The cleanout must have a twelve inch (12") by twelve inch (12") concrete pad at least three inches (3") under the rubber boot to grade. Cleanouts must be to grade with one single pipe going all the way to the lateral. No breaks or splices are allowed in the stack. The bottom of the sweep must be visible from the cleanout and the rubber boot holding the cleanout must be tight and secure. The cleanout cap must be removed for inspection.
- e. The water meter must be free of mud around the meter. All meter boxes must be placed on top of a layer of 3/4" to 1" rock, at least 6" deep under the box. The valve and the meter must be visible (clear of mud and water), with at least 1" clearance between the meter bottom and the rock foundation. The flip lid of the meter must be in place. The meter must be located in the center of the box and the plastic lid on the meter box must be removed for inspection.
- f. All approaches and city sidewalks will be inspected to verify that no cracks exist.
- g. All sidewalks and approaches must be clean and free of mud for inspection.
- h. All grass must be established.
- i. One (1) grinder mark is required on the curb in front of the water meter and painted in blue.
- j. Two (2) grinder marks are required on the curb in front of the sewer cleanout and painted in green.

9. FINAL INSPECTIONS

- a. **Building**
 1. Contractors must complete the City of Rowlett "Protection Against Termites" form. The form must be uploaded to MyGov prior to scheduling the final inspection.

2. Contractors must complete the City of Rowlett “Energy Code Compliance Form for Residential Buildings”. The form must be uploaded to MyGov prior to scheduling the final inspection.
3. A final grade survey is required. The form must be uploaded to MyGov prior to scheduling the final inspection.
4. A pre-pour letter sealed by the foundation engineer stating that the pre-pour inspection was approved by the engineer must be uploaded to MyGov prior to scheduling the final inspection.
5. A solid walkway at least twenty-four inches (24”) wide must be installed from attic openings to furnaces, water heaters and gas regulators. The distance from the opening to the equipment cannot be any further than twenty feet (20’). A thirty-inch (30”) working platform is also required directly in front of the equipment.
6. Chimneys must extend at least two feet (2’) above any point within ten feet (10’) of the roof.
7. Street, alley, and all flatwork must be clean and clear of mud and debris.
8. Yard must be clear of debris and final grade completed.
9. All required landscaping must be installed.
10. A solid core door must be installed between the garage and living area.
11. A permanent address must be installed on the front and rear of the house (rear address is only required when driveway access is provided from the alley) with numbers of contrasting color to background.
12. Hard wired smoke detectors with a battery backup must be located in each sleeping room and outside of each sleeping area in the immediate vicinity of the sleeping area. Additionally, at least one smoke detector is required on each story of a building. Smoke detectors must be interconnected so that if the alarm sounds on one detector, it triggers the alarm of all of the smoke detectors in the house.
13. For homes with attached garages and/or gas fired appliances, hard wired carbon monoxide detectors with a battery backup must be located outside of and in the immediate vicinity of each sleeping room.
14. If a pull-down attic stair is used to access an attic appliance, the stair must have a minimum capacity rating of three-hundred (300) pounds.

b. Mechanical

- 1) Each combustion air vent must be a minimum of one cubic inch for every 4,000 BTU of the appliance rating. (A 40,000 BTU water heater will require a ten (10) square inch vent in the bottom twelve (12) inches of the closet and a ten (10) square inch vent in the upper twelve (12) inches of the closet.
1. A mechanical heating system must be operational that is capable of maintaining a temperature of 68 degrees Fahrenheit (68°) at a point that is three feet (3’) above floor level and two feet from exterior walls. The installation of one or more portable space heaters shall not be used to achieve compliance with this requirement.
2. Vent fans must be operational in bath and utility rooms. Where a water closet is separated from the shower area by a door, the fan is required to be installed in the shower area.
3. A solid walkway at least twenty-four inches (24”) wide must be installed from attic openings to furnaces, water heaters and gas regulators. The distance from the opening to the equipment cannot be any further than twenty feet (20’). A thirty-inch (30”) working platform is also required directly in front of the equipment.
4. Condensate lines located in the attic must include a primary and secondary drain. **Water level monitoring devices are not allowed in lieu of a secondary drain line.**
5. *Appliances* located in attics must be provided with a switch operated light at the passageway opening and a receptacle outlet located at or near the *appliance* location.

c. Electrical

1. All receptacles must be wired properly. All light fixtures must be installed.
2. All GFCI's must be installed and working properly.
3. A permanent electrical outlet and light fixture controlled by a switch located at the required attic opening must be provided at or near air-conditioning and water heater equipment.
4. All areas requiring illumination must be switched with a wall type switch.
5. Circuits must be labeled in breaker box.
6. Sprinkler wires located in garages must be strapped.
7. All receptacles located in bathrooms, garages or outdoors require GFCI protection (this includes the garage door opener receptacle). All countertop kitchen receptacles require GFCI protection. Also, any receptacle within six feet (6') of a kitchen sink requires GFCI protection. This includes the garbage disposal receptacle underneath the sink.
8. All circuits, excluding garage, attic, outdoor and bathroom circuits require AFCI protection. All 120 volt 15 and 20 ampere circuits supplying outlets and devices installed in kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar rooms or areas require AFCI protection.
9. Laundry room and kitchen receptacles must have both AFCI and GFCI protection.
10. Floor outlet receptacles must be accessible.
11. Whirlpool access panels must be at least 12" X 12" with clear access to the motor (no pipes, wires, etc.). The opening must also be close enough to reach the motor when maintenance is required, and large enough to remove the motor for repair or replacement.
12. The whirlpool access panel must be removed for inspection.
13. All HVAC equipment must have an electrical disconnect within site of the equipment served.
14. Water Heaters must have an electrical disconnect within site of the water heater.
15. All receptacles located outside the building, in a garage, in a bathroom, serving a kitchen countertop, in a laundry room and receptacles within 6 feet of any other sink must be protected by a ground fault circuit interrupter.
16. Based on items 15 and 16 above, some circuits will require both AFCI and GFCI protection. This will include kitchen countertops and laundry rooms.
17. Receptacles installed less than 5.5 feet off of the floor must be tamper resistant.
18. Receptacles located in kitchen counter tops cannot be used to take the place of required wall receptacles.

d. Plumbing

1. All gas lines must be connected. Gas stops and caps must be installed on any gas line installed for future use.
2. All plumbing fixtures must be installed. Any drain or water line that is installed for future use or expansion must have permanent caps.
3. Frost proof hose bibbs with integral vacuum breakers must be installed.
4. Sewer cleanouts must be cut so that the top of the cleanout is between one inch (1") and two inches (2") from the top of the ground.
5. The main cut-off box for the water service must be set to grade outside of the house. The valve must be accessible and operable.
6. Hot water must correspond to the left side of fittings on plumbing fixtures.
7. Dielectric unions must be installed within twelve inches (12") of regulation equipment, water heaters, conditioning tanks, or other similar equipment. Flexible water connectors with dielectric nipples can be used in place of unions.
8. PVC vent stacks must be painted with latex paint.

9. Shower doors must have a minimum opening clearance of twenty-two inches (22”).
10. Gas connectors must not exceed 3 feet (except for clothes dryers and ranges which must not exceed 6 feet).
11. Water heaters and gas regulators located in attics must be provided with a solid walkway at least twenty-four inches (24”) wide from attic openings to the water heaters and gas regulators. The distance from the opening to the equipment cannot be any further than twenty feet (20’). A thirty-inch (30”) working platform is also required directly in front of the equipment.
12. Water heaters located in attics must be provided with a switch operated light at the passageway opening and a receptacle outlet located at or near the *appliance* location.
13. Where domestic water pressure exceeds 80 p.s.i.g, an *approved* pressure regulating valve must be installed. Additionally, the whole house system must then be provided with properly sized expansion tank(s).
14. Water hammer devices are required at each ice maker, refrigerator and clothes washer connection.

e. **General**

1. Electrical and gas meters must be installed. If the inspection is requested and the inspection conducted prior to the installation of the electric or gas service meter, a re-inspection fee will be assessed.
2. All work is to be complete. No workers should be on the site at the time of the inspection.



SPAN TABLE

Spans are from the 2015 International Residential Code

FLOOR JOISTS			
40 psf live load 10 psf dead load			
12"	16"	24"	

CEILING JOISTS			
Inaccessible Attic Area* 10 psf live load 5 psf dead load			
12"	16"	24"	

CEILING JOISTS			
Accessible Attic Area* 20 psf live load 10 psf dead load			
12"	16"	24"	

RAFTERS			
Standard Roof Covering 20 psf live load 10 psf dead load			
12"	16"	24"	

RAFTERS			
Drywall Ceiling 20 psf live load 10 psf dead load			
12"	16"	24"	

DOUGLAS FIR LARCH

#1 GRADE	2 X 6
	2 X 8
	2 X 10
	2 X 12
#2 GRADE	2 X 6
	2 X 8
	2 X 10
	2 X 12
#3 GRADE	2 X 6
	2 X 8
	2 X 10
	2 X 12

10-11	9-11	8-8
14-5	13-1	11-0
18-5	16-5	13-5
22-0	19-1	15-7
10-9	9-9	8-3
14-2	12-9	10-5
18-0	15-7	12-9
20-11	18-1	14-9
8-11	7-8	6-3
11-3	9-9	8-0
13-9	11-11	9-9
16-0	13-10	11-3

19-11	18-1	15-9
	23-10	20-1
		24-6
19-6	17-8	15-0
25-8	23-4	19-1
		23-3
16-3	14-1	11-6
20-7	17-10	14-7
25-2	21-9	17-9

15-9	13-9	11-2
20-1	17-5	14-2
24-6	21-3	17-4
15-0	13-0	10-8
19-1	16-6	13-6
23-3	20-2	16-5
11-6	9-11	8-1
14-7	12-7	10-3
17-9	15-5	12-7

17-4	15-4	12-6
22-5	19-5	15-10
	23-9	19-5
		22-6
16-10	14-7	11-11
21-4	18-5	15-1
26-0	22-6	18-5
	26-0	21-4
12-10	11-1	9-1
16-3	14-1	11-6
19-10	17-2	14-1
23-0	19-11	16-3

15-9	14-4	26-6
20-10	18-11	15-10
	23-9	19-5
		22-6
15-6	14-1	11-11
20-5	18-5	15-1
26-0	22-6	18-5
	26-0	21-4
12-10	11-1	9-1
16-3	14-1	11-6
19-10	17-2	14-1
23-0	19-11	16-3

SOUTHERN PINE

#1 GRADE	2 X 6
	2 X 8
	2 X 10
	2 X 12
#2 GRADE	2 X 6
	2 X 8
	2 X 10
	2 X 12
#3 GRADE	2 X 6
	2 X 8
	2 X 10
	2 X 12

10-9	9-9	8-6
14-2	12-10	11-3
18-0	16-1	13-1
21-11	19-1	15-7
10-3	9-4	7-7
13-6	11-10	9-8
16-2	14-0	11-5
19-1	16-6	13-6
8-2	7-1	5-9
13-3	8-11	7-3
12-6	10-10	8-10
14-9	12-10	10-5

19-6	17-8	15-6
25-8	23-10	20-5
		24-0
18-8	16-11	13-11
24-7	21-7	17-7
	25-7	20-11
14-11	12-11	10-6
18-9	16-3	13-3
22-9	19-9	16-1

15-6	14-0	11-5
20-5	17-9	14-6
24-0	20-9	16-11
13-11	12-0	9-10
17-7	15-3	12-6
20-11	18-1	14-9
10-6	9-2	7-5
13-3	11-6	9-5
16-1	14-0	11-5

17-0	15-6	12-9
22-5	19-10	16-2
	23-2	18-11
		22-6
15-7	13-6	11-0
19-8	17-1	10-11
23-5	20-3	16-6
	23-10	19-6
11-9	10-2	8-4
14-10	12-10	10-6
18-0	15-7	12-9
21-4	18-6	15-1

15-6	14-1	12-3
20-5	18-6	16-2
	23-2	18-11
		22-6
14-9	13-5	11-0
19-6	17-1	13-11
23-5	20-3	16-6
	23-10	19-6
11-9	10-2	8-4
14-10	12-10	10-6
18-0	15-7	12-9
21-4	18-6	15-1



SPAN TABLE

Spans are from the 2015 International Residential Code

HEM FIR

FLOOR JOISTS		
40 psf live load 10 psf dead load		
12"	16"	24"

CEILING JOISTS		
Inaccessible Attic Area 20 psf live load 5 psf dead load		
12"	16"	24"

CEILING JOISTS		
Accessible Attic Area 20 psf live load 10 psf dead load		
12"	16"	24"

RAFTERS		
Standard Roof Covering 20 psf live load 10 psf dead load		
12"	16"	24"

RAFTERS		
Drywall Ceiling 20 psf live load 10 psf dead load		
12"	16"	24"

#1 GRADE	2 X 6	10-6	9-6	8-4
	2 X 8	13-10	12-7	10-10
	2 X 10	17-8	16-0	13-3
	2 X 12	21-6	18-10	15-5
#2 GRADE	2 X 6	10-0	9-1	7-11
	2 X 8	13-2	12-0	10-2
	2 X 10	16-10	15-2	12-5
	2 X 12	20-4	17-7	14-4
#3 GRADE	2 X 6	8-8	7-6	6-2
	2 X 8	11-0	9-6	7-9
	2 X 10	13-5	11-8	9-6
	2 X 12	15-7	13-6	11-0

19-1	17-4	15-2
25-2	22-10	19-10
		24-3
18-2	16-6	14-5
24-0	21-9	18-6
		22-7
15-10	13-9	11-2
20-1	17-5	14-2
24-6	21-3	17-4

15-2	13-7	11-1
19-10	17-2	14-0
24-3	21-0	17-1
14-5	12-8	10-4
18-6	16-0	13-1
22-7	19-7	16-0
11-2	9-8	7-11
14-2	12-4	10-0
17-4	15-0	12-3

16-8	15-2	12-4
22-0	19-2	15-8
	23-5	19-2
		22-2
15-11	14-2	11-7
20-8	17-11	14-8
25-3	21-11	17-10
	25-5	20-9
12-6	10-10	8-10
15-10	13-9	11-3
19-5	16-9	13-8
22-6	19-6	15-11

15-2	13-9	12-0
19-11	18-1	15-8
25-5	23-1	19-2
		22-2
14-5	13-1	11-5
19-0	17-3	14-8
24-3	21-11	17-10
	25-5	20-9
12-6	10-10	8-10
15-10	13-9	11-3
19-5	16-9	13-8
22-6	19-6	15-11

14-9	13-5	11-9
19-6	17-9	14-10
24-10	22-3	18-2
	25-9	21-0
14-9	13-5	11-9
19-6	17-9	14-10
24-10	22-3	18-2
	25-9	21-0
12-6	10-10	8-10
15-10	13-9	11-3
19-5	16-9	13-8
22-6	19-6	15-11

SPRUCE-PINE-FIR

#1 GRADE	2 X 6	10-3	9-4	8-1
	2 X 8	13-6	12-3	10-3
	2 X 10	17-3	15-5	12-7
	2 X 12	20-7	17-10	14-7
#2 GRADE	2 X 6	10-3	9-4	8-1
	2 X 8	13-6	12-3	10-3
	2 X 10	17-3	15-5	12-7
	2 X 12	20-7	17-10	14-7
#3 GRADE	2 X 6	8-8	7-6	6-2
	2 X 8	11-0	9-6	7-9
	2 X 10	13-5	11-8	9-6
	2 X 12	15-7	13-6	11-0

18-8	16-11	14-9
24-7	22-4	18-9
		22-11
18-8	16-11	14-9
24-7	22-4	18-9
		22-11
15-10	13-9	11-2
20-1	17-5	14-2
24-6	21-3	17-4

14-9	12-10	10-6
18-9	16-3	13-3
22-11	19-10	16-3
14-9	12-10	10-6
18-9	16-3	13-3
22-11	19-10	16-3
11-2	9-8	7-11
14-2	12-4	10-0
17-4	15-0	12-3

16-3	14-4	11-9
21-0	18-2	14-10
25-8	22-3	18-2
	25-9	21-0
16-3	14-4	11-9
21-0	18-2	14-10
25-8	22-3	18-2
	25-9	21-0
12-6	10-10	8-10
15-10	13-9	11-3
19-5	16-9	13-8
22-6	19-6	15-11

14-9	13-5	11-9
19-6	17-9	14-10
24-10	22-3	18-2
	25-9	21-0
14-9	13-5	11-9
19-6	17-9	14-10
24-10	22-3	18-2
	25-9	21-0
12-6	10-10	8-10
15-10	13-9	11-3
19-5	16-9	13-8
22-6	19-6	15-11

14-9	13-5	11-9
19-6	17-9	14-10
24-10	22-3	18-2
	25-9	21-0
14-9	13-5	11-9
19-6	17-9	14-10
24-10	22-3	18-2
	25-9	21-0
12-6	10-10	8-10
15-10	13-9	11-3
19-5	16-9	13-8
22-6	19-6	15-11



CERTIFICATION OF PROTECTION AGAINST TERMITES

Permit No. _____ Address: _____

Builder: _____

I certify that the above referenced address meets or exceeds the requirements for protection against termites set forth in Section R318 of the 2015 International Residential Code; that the treatment was performed in compliance with the regulations of the Structural Pest Control Board of Texas; and the concentration, rate of application and method of treatment of the chemical termiticide was in strict accordance with the termiticide label.

Name of Protection Provider (Company): _____

Address: _____

Phone: _____ Email: _____

State License No.: _____

Type of Treatment:

- Chemical termiticide treatment
Termite baiting system installed in accordance with the label
Naturally durable termite-resistant wood
Physical barriers in accordance with Section R318.3 and used in locations as specified in Section R317.1
Cold-formed steel framing in accordance with Section R505.2.1 and R603.2.1

STATE OF TEXAS
COUNTY OF DALLAS

I, _____, being duly sworn both depose and say that the information contained in the above application is true and correct to the best of my knowledge and belief.

Signature

Date

Subscribed and sworn to before me this _____ day of _____, 20_____, A.D.

Notary Public in and for the State of Texas



City of Rowlett
Residential Energy Compliance Path
Energy Code Requirements of the 2015 IRC (IECC)
Submit with application for a building permit

Project Address: _____

N1101.13 (R401.2) – Projects shall comply with one of the following:

- Option #1a – Prescriptive: Sections N1101.14 (R401) through N1104 (R404):**
 N1102 (R402) Building Thermal Envelope. {Using table N1102.1.2 (R402.1.2) INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT}
 N1103 (R403) Systems.
 N1104 (R404) Electrical Power and Lighting Systems (Mandatory).
 Plus all mandatory provisions

- Option #1b – Prescriptive-Using REScheck™ UA approach Only: Sections N1101.14 (R401) through N1104 (R404):**
 N1102 (R402) Building Thermal Envelope.
 N1103 (R403) Systems.
 N1104 (R404) Electrical Power and Lighting Systems (Mandatory).
 Plus all mandatory provisions

- Option #2 – Section N1105 (R405) Performance Approach**
 Plus all mandatory provisions

- Option #3 – ENERGY STAR Certified Homes®**

- Option #4 – Section N1106 (R406) Energy Rating Index Compliance Alternative**
 Minimum envelope requirements \geq Table 402.1.1 or 402.1.3 – 2009 IECC
 Plus all mandatory provisions

- Option #5 – ESL 4ACH⁵⁰ Tradeoff Code Equivalency Compliance^a**

Envelope Component	Option #1	Option #2
R402.4 Air Leakage	$\leq 4ACH^{50}$	$\leq 4ACH^{50}$
Wall Insulation Value	R13 + R3 ^b	R13 + R3 ^b
Fenestration U-factor/SHGC	$\leq 0.32/0.25$	$\leq 0.32/0.25$
Ceiling R-value	$\geq R49$	$\geq R49$
Duct Insulation	R8	R6
Radiant Barrier Required	No	Yes

^a Except for the values listed in the table, all other mandatory code provisions are applicable.

^b First value is cavity insulation, second is continuous insulation or insulated siding.

I certify that I have reviewed the construction documents including, but not necessarily limited to, insulation materials and R-values; fenestration U-factors and SHGC values; area-weighted average U-factor and SHGC calculations; mechanical system design criteria; mechanical and service water heating system and equipment types, sizes and efficiencies; equipment and system controls; duct sealing, duct and piping insulation and location; and air sealing details; and that the project as designed satisfies the minimum requirements for the compliance approach selected above.

3rd Party Provider: _____

Signature of Responsible Party: _____ **Date:** _____

Printed Name and Title of Responsible Party: _____