



What's Next Inspections Handout



The San Antonio City Council approved the adoption of the 2015 International Code Council (ICC) building-related, fire and property maintenance codes with local amendments to include 2015 International Energy Conservation Codes (IECC) to use in construction and development inspections.

The permit holder may request an inspection on-line at www.sanantonio.gov/dsd or by calling Customer Service at 210-207-1111 (A \$3.00 scheduling fee will be applied when scheduling by phone). The inspection is scheduled for the next business day.

Mechanical, Electrical, and Plumbing (MEP) inspections are requested by the licensed permit holder. The building inspection is conducted after the MEP inspections have passed. DSD Inspectors conduct inspections to determine that the minimum International Residential Code (IRC) requirements are met for each project. The inspections results are recorded and may be viewed by logging on to the Dynamic Portal at www.sanantonio.gov/dsd or by calling the call center.

Listed below are **examples** of different stages of inspection and requirements. Please note that these are general requirements for residential projects; other requirements may be needed for your particular project.

Pre-pour / Foundation Stage

- A sealed engineer's letter stating that the project was constructed to his/her specifications and was inspected by someone from his/her firm is required to pass the foundation inspection. A building inspector may also conduct the inspection with the sealed engineer's drawing on site for review.
- The plumbing installation within the foundation for proper pipe size, proper connections, fittings, joints, acceptable material, and proper slope for drain lines is inspected by the plumbing inspector (Plumbing Rough-in).
- The plumbing installation within the foundation after all the backfill is in place and the foundation steel installed prior to the placement of the concrete slab pour is also inspected at this time. (Plumbing Water Pipes in slab)
- When applicable, the Electrical Inspector will inspect any electrical systems that may be required within the foundation (i.e. Concrete Encased Electrode). This is a partial electrical rough-in.

Sub-floor Framing (Pier and Beam foundation only)

A floor joist inspection is required prior to the installation of subfloor decking. This is a partial inspection for the floor frame system. The underside subfloor insulation is required.

Rough-in / Frame Stage

This inspection is scheduled after all walls, siding, roofing and windows are installed and the electrical/mechanical rough-ins and the plumbing top-out inspections have passed. The frame inspection consists of all minimum Code requirements. Common items include proper



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connections of structural members, grade and span of lumber, fire resistance construction, wall construction, life safety and roofing material.

- If the plans require gypsum board wall bracing; this will be inspected prior to taping and floating.
- The Electrical inspection may include the wiring methods, branch circuits and feeders, devices and luminaries, power and lighting distribution, and grounding methods. (Rough-in)
- The Plumbing inspection may include pipes in walls, ceilings and attics for proper venting, connections, type of materials, clean-outs, proper pipe size, water test, gas piping pressure test, and water heater installation. (Plumbing Top Out) (Gas Rough-in)
- The Mechanical inspection may include heating and cooling equipment, exhaust systems, duct system, combustion air and pipe size. (Rough-in).
- The insulation installation is inspected prior to interior drywall installation(before covering walls)

Energy Compliance Stage:

New Home(s): Energy construction documentation will be required as outlined in Information Bulletin 167.

Additions to Existing Homes: Additions permitted without plan review (less than 1,000 square feet) will be required to meet the Prescriptive requirements of the 2015 International Energy Code. *Note: Customers may elect to hire an Energy Designer that may utilize any other Department of Energy Approved Compliance method. Documentation of such design may require an energy plan review conducted by COSA building review division.*

Building Insulation and Fenestration Requirements: Install the building insulation and schedule an inspection or submit a letter of certification from the 3rd party installer clearly identifying the R-ratings in the applicable building areas per the following Table R402.1.2. Residential Energy related letters used to clear inspections shall be submit to callcenter@sanantonio.gov

Climate Zone	Fenestration U-Factor	Skylight U-Factor	Glazed Fenestration SHGC	Ceiling R-Value	Wood Frame Wall R-Value	Mass Wall R-Value	Floor R-Value	Basement Wall R-Value	Slab R-Value & Depth	Crawl Space Wall R-Value
2	0.4	0.65	0.25	38	13	4 or 6	13	0	0	0

In the some cases R-30 may be used in the following applications:

- Ceilings with attic spaces may utilize uncompressed R-30 insulation installed over 100 percent of the ceiling and extends over the top-plate at the eaves.
- Ceilings without attic spaces or when the roof/ceiling assembly does not allow for sufficient space, the minimum R-value shall be R-30. The R-value reduction shall be for an area a maximum of 500 square feet or 20 percent of the total insulated ceiling area, whichever is less.



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Final Stage

A final inspection is called in when all related permits have an approved rough-in inspection.

- The Building Inspection consist of the minimum Code requirements, common items include building planning, life safety, address, positive drainage, flashing, means of egress, smoke detectors, etc...
- The Electrical inspections consist of fixture installation, ground wire connection and proper breakers, life safety, etc...
- The Plumbing inspections may include of proper setting of fixtures, leaks, meter connections, and performs gas test, etc... (Plumbing Final) (Gas Final)
- The Mechanical inspections may include equipment installation for proper connection and clearance, wiring, ventilation, and shut-off devices, duct work, etc...
- Energy Efficiency Certificate shall be posted listing the R Values of insulation, ducts, U-factors for fenestration and solar heat gain and test results of duct system test and air leakage (N1104.14)

Roof Assemblies and Re-roofing

Materials and methods of application used for re-covering or replacing an existing roof covering shall comply with the requirements of 2015 International Residential Code Chapter 9 Roof Assemblies to include Drip Edge (905.2.8.5) and Metal Flashing as required by Code.

After proper inspections have been approved and documented the project is released to the utility company, then the customer can request electricity and/or gas services.

DSD Call Center 210-207-1111	City Public Service	(210) 353-3333
San Antonio Water Systems (210) 704-7297	Grey Forest Utilities	(210) 695-8781
Texas Board of Professional Engineers: http://engineers.texas.gov/		

As the permit holder I understand the general guidelines for submitting documentation, requesting inspections and responsible for fees related to my project.

Permit Holder _____ Date _____

Notes:



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Construction Terms

Building

Foundation = Pre-pour inspection to check beams and steel.

Frame = Inspection of the structural members and fire life safety items.

UDFrame = Inspection of the structure complying with Universal Design requirements.

Insulation = Inspection of the R-value of Batt insulation installed as well as all gaps and openings poly-sealed.

Final = Inspection of building after it is completed.

UDFinal = Inspection of Building completed with Universal Design requirements.

Tree Final = Inspection of required trees installed.

SIR = Special Inspection Review of log book.

Flatwork = Inspection of sidewalk and driveway on City Right of Way.

Occ. Group = Inspection of what occupant group business is determined.

Load = Calculated load for number of occupants allowed in a building.

Type = Inspection of what type of construction a building is determined.

C of O = Inspection for Certificate of Occupancy.

Temp. C of O _____Days = Amount of days a Temporary

Certificate of Occupancy is allowed.

Mechanical

Rough in = Rough in inspection shall be made after the roof, framing, fire-blocking and bracing are in place and all ducting and other components to be concealed are complete and prior to installation of wall or ceiling membranes.

Final = Final inspection shall be made upon completion of the mechanical system and prior to occupancy.

Electrical

Final = Inspection of building after it is completed.

Rough-in = Inspection of electrical system prior to concealment.

T.O.P.S. = Temporary on permanent set.

Reconnect = Inspection of complete electrical system for confirmation that it is safe to energize.

T.M.L. = Temporary meter loop

Plumbing

Rough In = Inspection of the drain lines below the slab, floor or an interceptor.

Underground Waterline = Inspection of the outside water service from the water meter connection to the building connection.

Waterpipe in slab = Inspection of the drain, water lines below the slab before the concrete is poured.

Top Out = Inspection of the water, drain, vent, roof drains, collection systems (all plumbing) installations above the floor at framing stage.

MRFPS = Inspection of the residential fire sprinkler system piping installation.

Final = Inspection of the fixtures, appliances, equipment, interceptors, water heater, reverse osmosis, softener, backflow, collection systems (all plumbing) installations.

Gas

Rough in = Inspection of the Natural, L.P. or Med gas piping installation in the walls, ceiling, floors, roof or underground.

Final = Inspection of the Natural, L.P. or Med gas piping, appliances and equipment installations.

Sewer

Final = Inspection of the sewer line from the connection at the building to the connection at the street main sewer stub or septic tank.

Irrigation

Final = Inspection of the landscape irrigation installation.

Building 210-207-0148
Plumbing (210) 207-8279

Electrical (210) 207-8286
Mechanical (210) 207-8242