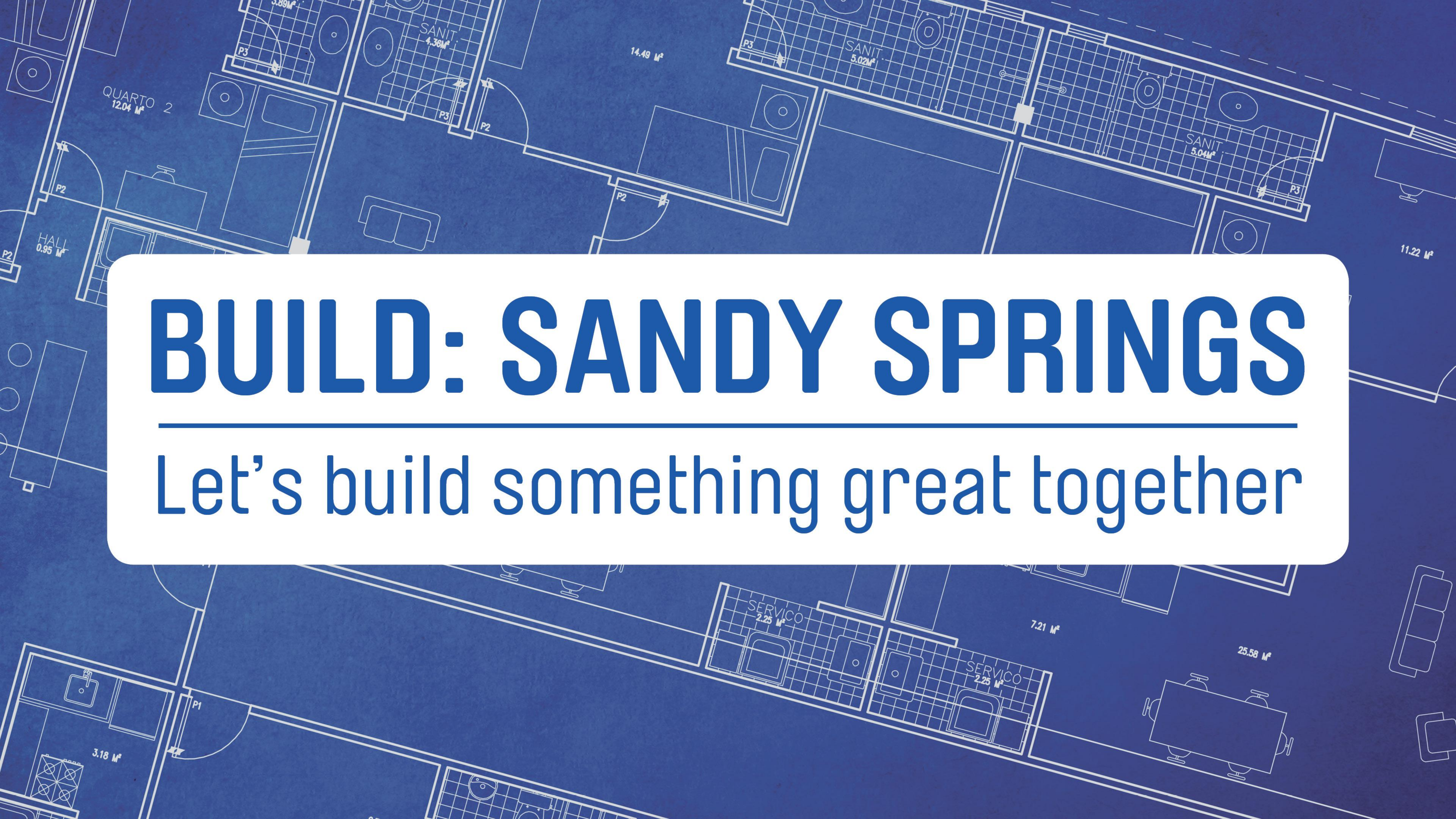


The background is a detailed architectural floor plan in white lines on a dark blue background. It shows various rooms including bedrooms (QUARTO), bathrooms (SANIT), a service area (SERVICO), and a hall. Rooms are labeled with their area in square meters (M²). For example, QUARTO 2 is 12.04 M², SANIT 4.36 M², SANIT 5.02 M², SANIT 5.04 M², SERVICO 2.25 M², and SERVICO 2.25 M². There are also labels for P1, P2, and P3, likely representing parking or specific points. The plan includes furniture like beds, sofas, and tables, and architectural details like doors, windows, and stairs.

BUILD: SANDY SPRINGS

Let's build something great together

INSPECTION READY!

HOW TO PASS YOUR INSPECTIONS THE FIRST TIME

PART I – RESIDENTIAL SINGLE FAMILY



SANDY SPRINGS™
GEORGIA

June 30, 2026

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THE “BIG 4” INSPECTION RULES

“THE BIG 4” INSPECTION RULES

- **RULE #1: Follow your approved stamped plans!**
 - Changes happen and that is okay, just submit a Plan Modification.
- **RULE #2: Schedule your Preconstruction Meetings**
 - We will review your scope of work, explain expectations, & customize your inspections to match your scope of work.
- **RULE #3: Subsequent inspections cannot commence without passing the previous required inspection.**
 - Construction follows a logical sequence, and inspections follow the same logical sequence.
- **RULE #4: Required inspections must be requested and inspected prior to concealment of work**
 - Thanks for thinking we're that good, but we don't have X-ray vision.

TOP 4 MOST FREQUENTLY SKIPPED INSPECTIONS

TOP 4 MOST FREQUENTLY SKIPPED INSPECTIONS

1. Footing Inspections

- Most likely due not pouring all the footings at the same time

2. Foundation Waterproofing

- Not sure why this gets missed but it requires after the fact excavation to inspect

3. Sheathing Inspections

- Required in most jurisdictions

4. Water Resistive barrier/House Wrap/Window & Door Flashing

- House wrap is usually installed but delays in windows and doors cause the flashing portion of this inspection to be missed.
- Requires removal of exterior façade to inspect after the fact.



ENFORCEMENT

PERMIT & INSPECTION PENALTY FEES

- **Work Completed Without a Permit** are subject to the following:
 - Immediate Stop Work Order
 - Required to apply for a permit for the unpermitted work
 - Double Permit Fees
 - City plan review and approval is required
 - Permit Card must be issued before you can commence work
- **Missed Inspections** are subject to the following:
 - \$250 penalty fee
 - Require a Building Official review on site.
- **Failed Inspections** are subject to the following:
 - \$75 re-inspection fee starting with the second failed inspection;
 - \$150 for the third failed inspection; and
 - \$300 for each failed inspection thereafter.

NOTICE OF VIOLATION

- A formal written document informing the person or business of a specific breach of regulations or laws.
- It details the violation, outlines necessary corrective actions, and provides a deadline to achieve compliance.
- The project does not stop but compliance is mandatory
- Failure to comply will result in further legal action or penalties.

CITY OF _____
CODE COMPLIANCE

NOTICE OF VIOLATION

To: JOHN Q. PUBLIC

Property Address: 1234 MAIN STREET

Date of Inspection: MAY 15, 2009

Notice of Violation of City Ord. 200 6-07-24, Section 8.1015 "Exterior Property Conditions." It shall be unlawful for any person to allow, permit, conduct or maintain real property within the City of _____ in violation of this section. You will have ten (10) days from date of this notice to mow any high grass/weeds above 12 inches in height or remove any unsightly matter from this property in violation of the adopted ordinance. Violation could be abated by City contractor and cost assessed by lien toward the property. If you feel this notice is not valid, you have the right to appeal.

Notice issued by: Bill Smith Code Officer

STOP WORK ORDERS

- A formal, mandatory order that halts all or part of a project due to safety hazards, lack of permits, or legal violations.
- Immediate compliance is required to avoid heavy fees and potential legal action.
- No work shall commence while the Stop Work Order is posted except work to mitigate the deficiencies noted.
- Projects remain frozen until issues are resolved and the Stop Work Order is lifted by the issuing authority.

STOP WORK ORDER

PLANNING & DEVELOPMENT

FAILURE TO COMPLY WITH THE VIOLATIONS OR DISCREPANCIES LISTED BELOW COULD RESULT IN A \$1,000 FINE PER DAY, REVOCATION OF PERMIT, OR BOTH.

☐ ELECTRICAL

☐ EROSION CONTROL

☐ BUILDING OR STRUCTURE

☐ PLUMBING

☐ LAND DISTURBANCE

☐ OTHER

☐ HEATING & AIR

☐ STREAM BUFFER

Lot: _____ Block: _____ Project: _____

Permit Number: _____

Address: _____

Comments: _____

CITATIONS

- If compliance is not adhered to or if significant violations exist, a Citation may be issued in accordance with City Code Section 1-10 – Penalties for Violation of Code.
- Required to appear in Municipal Court
- Subject to the following:
 - A fine not exceeding \$1,000.00; and/or
 - Imprisonment for a term not exceeding six months; and/or
 - Confinement at labor for a period of time not to exceed 30 days

PERMIT / JOB BOX

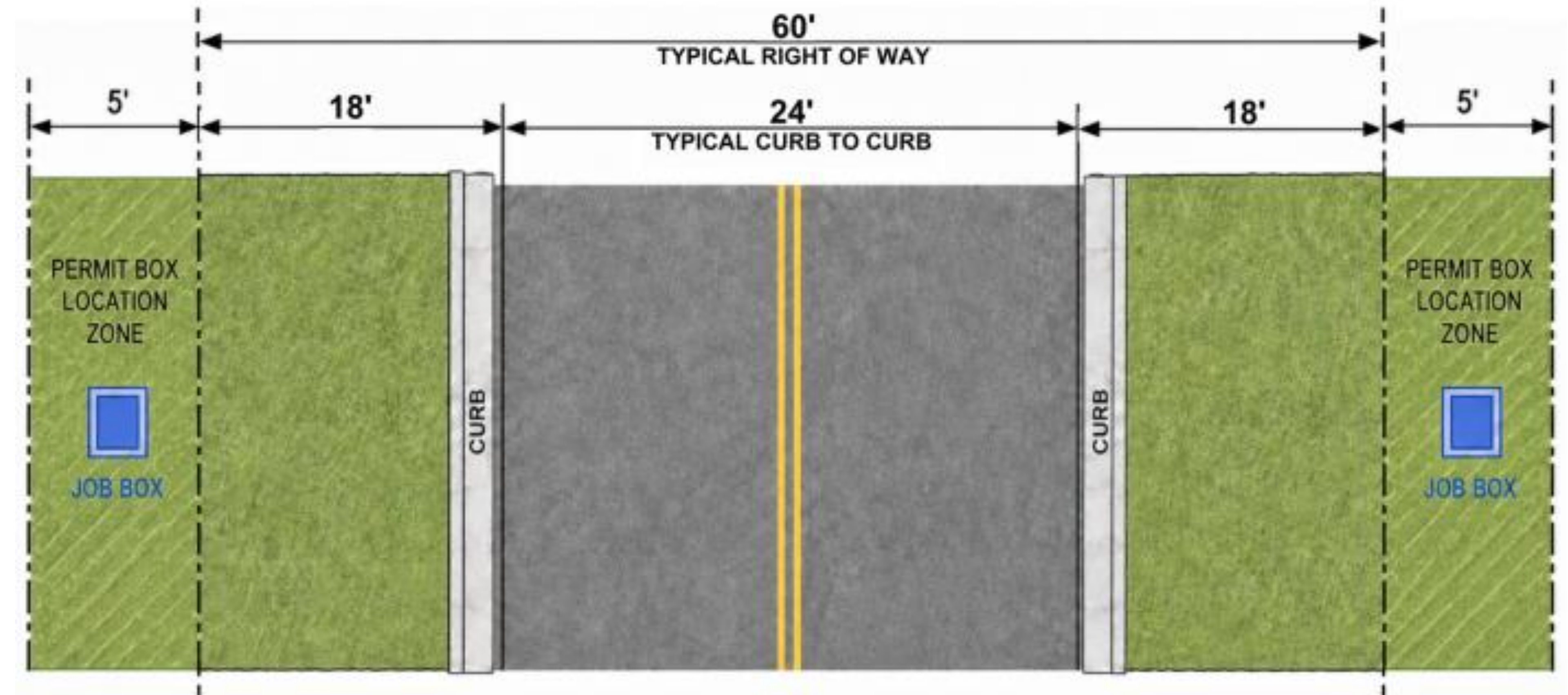
PERMIT / JOB BOX

- A **permit/job box** shall be located onsite for every permitted project and shall always contain the following items:
 - **Permit Card (latest version including plan modifications)**
 - **City Approved Drawings (full size latest version)**
 - **Noise Ordinance**
- Ensures all contractors, subcontractors, and city inspectors are constructing and inspecting the latest permitted construction documents.



PERMIT / JOB BOX

- Permit/Job Box must be:
 - **Protected from the weather**
 - **Must be visible from the right-of-way:**
 - **Within five feet of a right-of-way (approx. 15-20 feet from curb)**
 - **Five feet above grade**
 - **Parallel to and facing the street**
 - **New construction** and major renovations **must have the address visible on the permit box** and/or building.



REQUESTING INSPECTIONS

REQUESTING INSPECTIONS

- All inspection requests submitted by 2:00pm will be completed the next business day by the City inspector.
- All inspection request shall be made through the online permitting portal.
 - Must provide a point of contact in the request.



INSPECTION INBOX

- **If you are having difficulty** requesting an inspection through the online permitting portal, you can **e-mail your inspection request** to:

inspections@sandyspringga.gov

- Make sure you email includes:
 - Permit Number
 - Project Address
 - Type of Inspection being requested
 - Contact Name and Phone Number
 - Any specific details for the inspectors



**If all else fails, you can call the Inspections Line:
(770) 206-2092**



INSPECTION TELEPHONE NUMBER

3RD PARTY INSPECTIONS

3RD PARTY INSPECTION REQUESTS

- The City must be notified during the pre-construction meeting so that the 3rd party inspection can be added to the list of inspections.
- The contractor shall request the 3rd party inspection through the online permitting portal BEFORE the inspection and provide the following with the request:
 - 3rd party company name,
 - Inspector's name
 - Inspector's phone number



3RD PARTY INSPECTION REPORTS

- The report shall contain all the following:
 - Identify what inspection was performed.
 - What was observed in the field by the inspector.
 - What City approved plans and details were referenced for the inspection.
 - Clearly state the inspection status (passed or failed).
 - Failed reports shall clearly indicate the corrective action required.
 - If failed, a follow-up reinspection is required
 - Site visit photos of each item that was inspected regardless of the inspection status. (Note: Reports without photos will automatically be disqualified.)



3RD PARTY INSPECTION REPORTS (cont.)

- The 3rd party inspection report is required to be submitted to the City within 48 hours after the inspection has been made.
 - Failure to submit the report in time will result in a failed inspection.
- After properly submitted, the City has 48 hours to review the 3rd party inspection report and either accept or reject the report otherwise it is assumed to be approved.



WHO CAN PERFORM 3RD PARTY INSPECTIONS

- All licensed Engineers in the state of Georgia.
- All reports shall be sealed by a registered engineer in the State of Georgia acting as the responsible officer of such service.



AUTOMATIC REJECTIONS

- **Falsification of records** (certification of an inspection without actually going to the site and personally performing the inspection) is strictly prohibited and subject to legal actions.
- **Errors and omissions are found** which are clearly and obviously due to the negligence of the inspector.
- **Any inspection performed when a "Stop Work Order" is in place.**
- **Unauthorized and/or unqualified** employees perform inspections.
- **Failure to sign and seal reports** as the person of responsible charge per Georgia Law.

JOB SITE SAFETY

FOLLOW OSHA CONSTRUCTION GUIDELINES

- Intended to protect you and your workers from jobsite injury or death.

As of January 15th, 2025:

- Serious and other-than-serious violations are capped \$16,550 per violation.
- Failure to comply by abatement date is an additional \$16,500 per day.
- The Maximum OSHA Penalty for a willful or repeated violations is \$165,514 per violation.



MAINTAIN A CLEAN JOBSITE



- Construction debris on job sites creates a tripping hazard



ELIMINATE ANY FALL HAZARDS



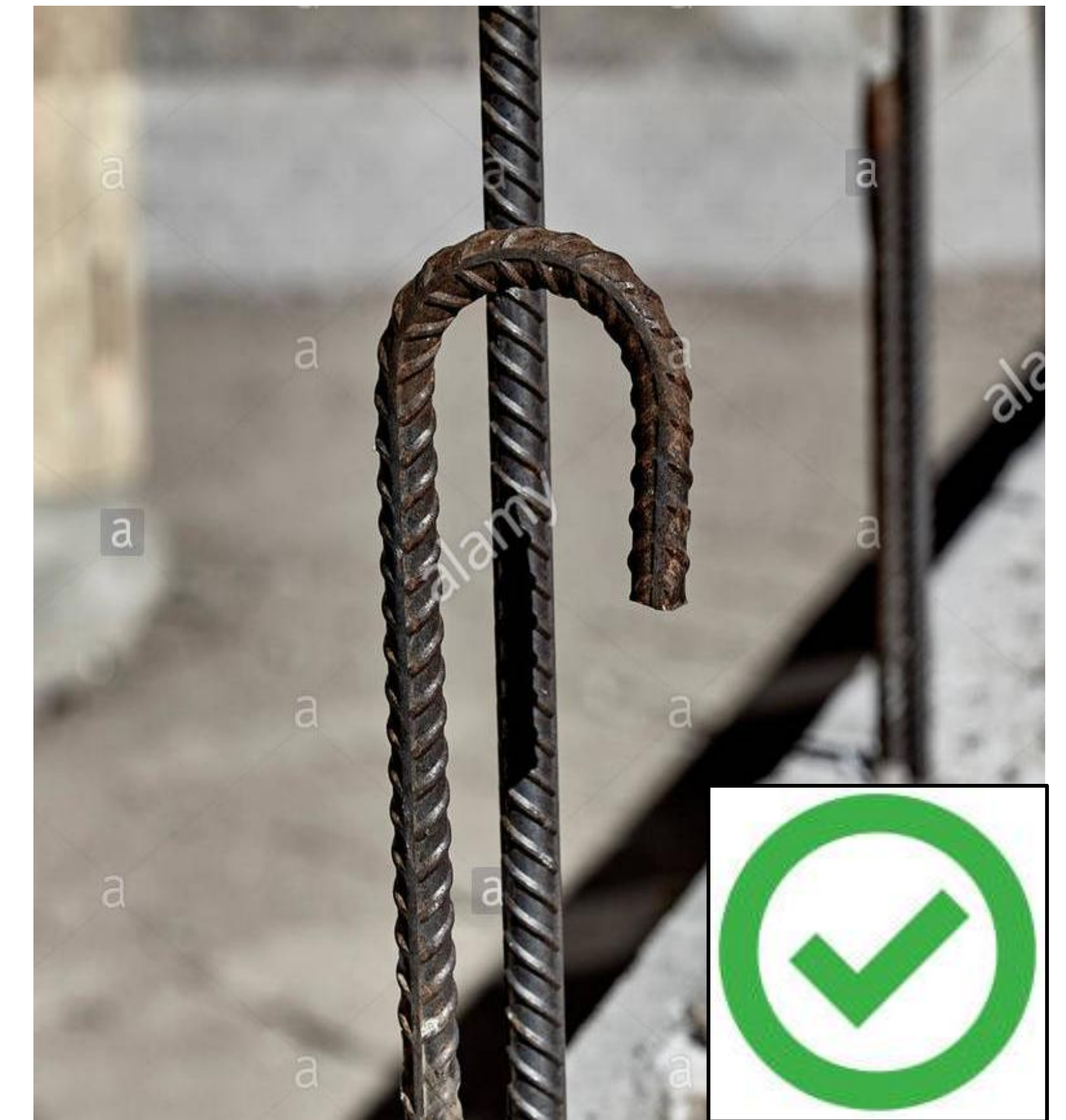
- Any opening greater than 6'-0" above ground requires guardrails.



COVER THE ENDS OF ALL EXPOSED REBAR



- Exposed rebar dowels creates an increased risk of body impalement



WEAR APPROPRIATE PPE (Personal Protection Equipment)



- PPE protects workers from serious workplace injuries or illnesses resulting from physical, electrical, mechanical, chemical, or other workplace hazards.
- Examples of PPE include hard hats, face shields, goggles, gloves, vests, respirators, safety shoes, and more.
- Both employers and employees have responsibilities for maintaining a safe work

SOIL STABILITY DURING CONSTRUCTION

- No Vertical Cuts over 4 feet
- Taller cuts shall be either:
 - Benched approximately 4 feet vertical to 4 feet horizontal.
 - Sloped approximately 45°
 - Be supported with shoring.



PRECONSTRUCTION MEETINGS

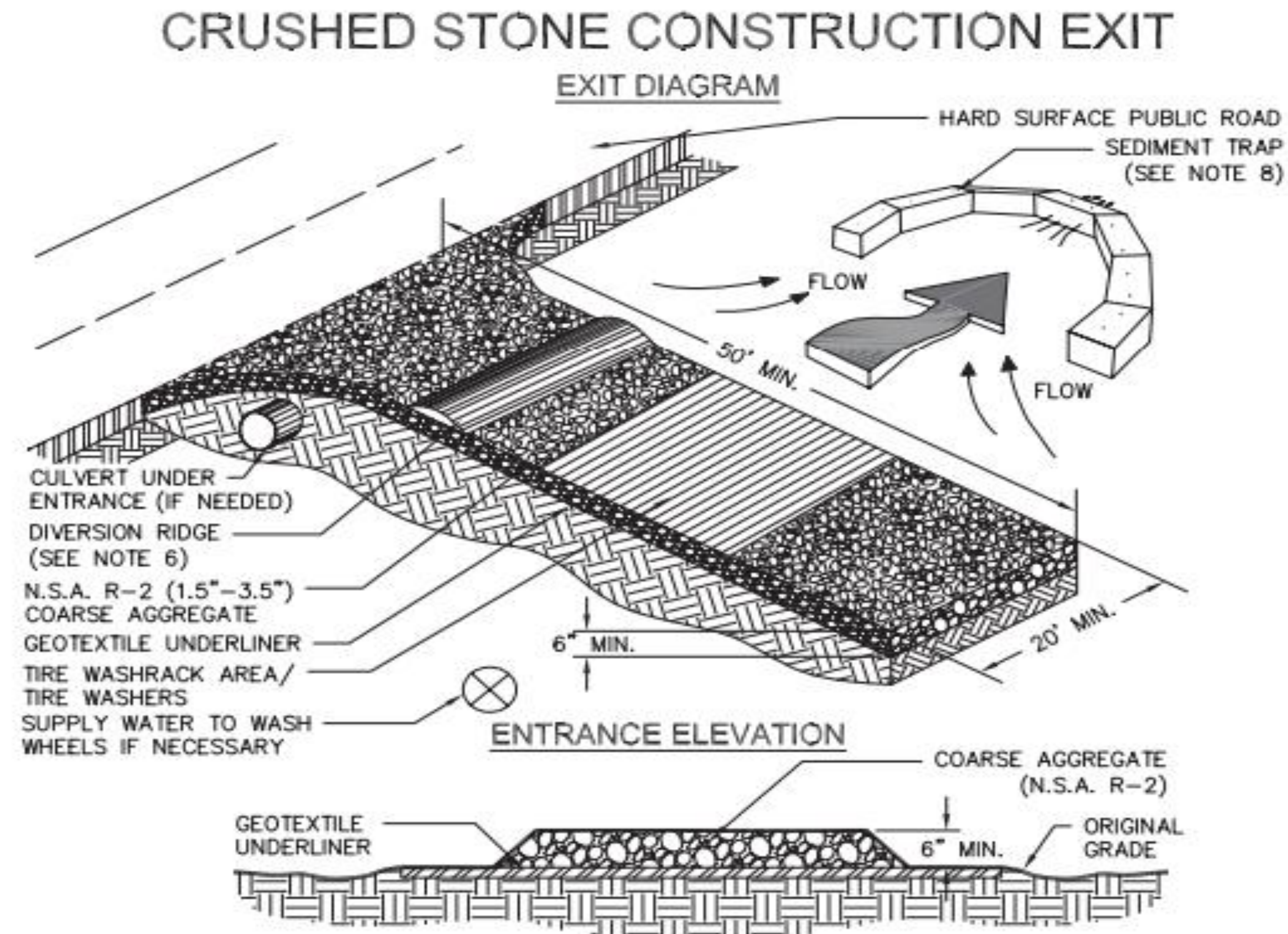
PRECONSTRUCTION MEETINGS

- Required for all permits except trade permits.
- There are actually two (2) separate Preconstruction Meetings:
 - Site Preconstruction Meeting
 - Performed by the Site Inspectors to verify that all sediment and erosion control measures, construction drives, and tree save fences are installed per the approved erosion control plan.
 - Building Preconstruction Meeting
 - Performed by the Building Inspectors to go over the scope of work, review the City approved construction documents, discuss inspections and expectations for compliance, customize available inspections based on scope of work.



SITE INSPECTIONS

CONSTRUCTION EXIT (CO)



NOTES:

1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"–3.5" STONE).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

Figure 6-14.1



STRUCTURAL BMP FAILURES / MUD TRACKING



Pictures paint a thousand words...

Rain has washed mud all the way down this road.

Why is it important to maintain the construction exist?

- Greatly reduce migration of soils off the property which prevents erosion
- Limit potential for traffic issues
- Violations can lead to issuance of a Stop Work Orders and possible Citations

STRUCTURAL BMP FAILURES / EROSION



Soils are left unprotected and silt fence failure leading to erosion into adjacent stream.



We want to prevent mud from running into a stream during a rain event.



The lack of erosion control creates a domino effect as any subsequent rain will make matters worse.

WATER QUALITY PIT INSTALLED PRIOR TO INSPECTION



The City cannot verify the dimensions, design parameters, nor type of stone. This will require the design professional to revisit the site, provide documentation and certify that the install was per their design. Causing unnecessary delays on the project.

WATER QUALITY PIT READY FOR INSPECTION

1. Staff can measure the pit.



2. Staff can verify all required materials are on-site.



3. The delivery ticket for the stone can be verified by staff for the type and quantity of the stone.

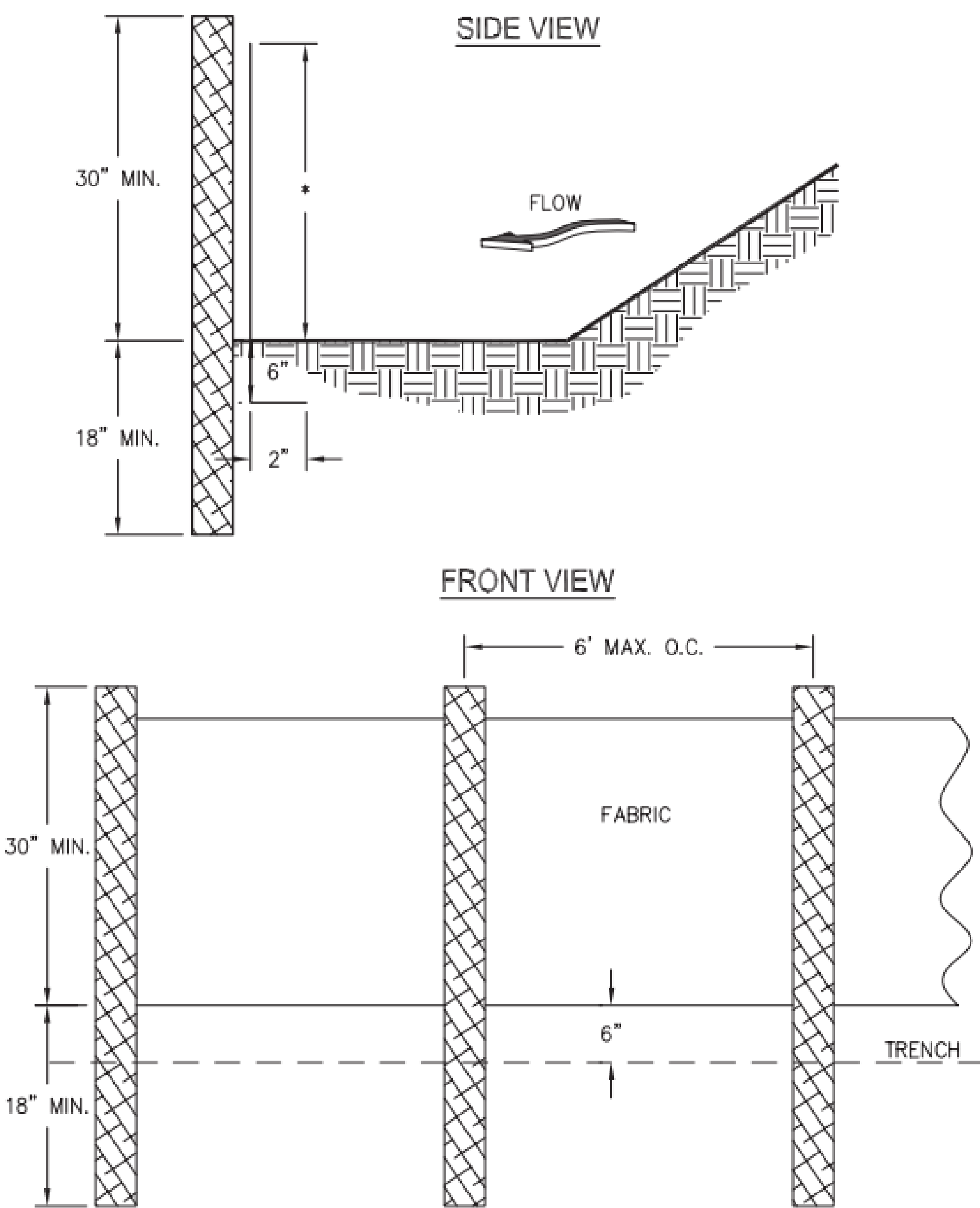


4. The pit is protected from potential rainfall.



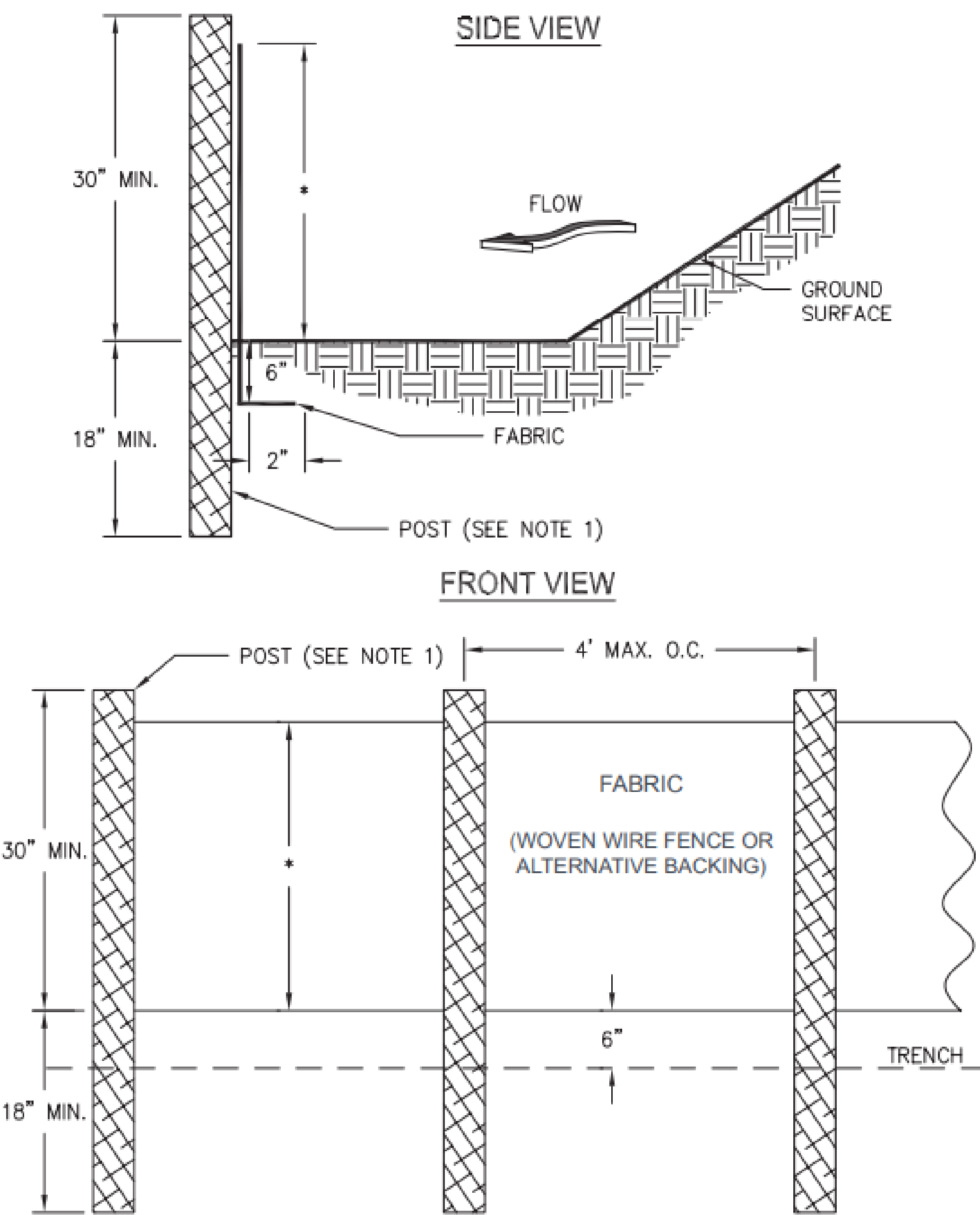
SILT FENCE TYPES

SILT FENCE - TYPE A and B



- NOTES:**
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
 2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

SILT FENCE - TYPE C



- NOTES:**
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
 2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

SILT FENCE INSTALLATION



STEP 1 – Dig a trench to bury the silt fence up to the bottom line indicated on the silt fence (6" min)



STEP 2 – Roll out the silt fence along the trench



STEP 3 – Stake the silt fence into the bottom of the trench making sure to keep the silt fence tight



STEP 4 – Backfill the trench ensuring to bury the silt fence up to the bottom line making sure to compact the soils around the base

SILT FENCE FAILURES



Time to replace the silt fence or add a second row of silt fence when the soil level reaches the middle line indicated on the silt fence



Poor compaction around the base has resulted in infiltration and water flowing under this silt fence causing retained sediment to washout



Poorly maintained silt fence has led to failure



FOUNDATION

CONCRETE PLACEMENT

- Clear cover for reinforcement steel (rebar):
 - 3" when cast against earth
 - 1-1/2" when exposed to earth
 - 3/4" when exposed to weather
- Rebar lap splices are 40 bar diameters
 - Note: Rebar size is the diameter in 1/8" increments (#5 rebar has a 5/8" diameter)
- Poured Concrete Foundation Walls
 - Leave inside of form off for inspection (Sandy Spring Requirement)
 - Tie rebar to form ties to ensure proper placement
 - Mark the wall location and thickness on the footing to indicate inside form location so the location of the dowels can be confirmed

CONCRETE PLACEMENT

- **Vibration** is the most common method for consolidating fresh concrete. This releases trapped air and fills in any pockets or voids with concrete that are necessary to develop the design properties of the concrete.
- Approved Methods:
 - Rodding
 - Internal vibrator (best method)
 - External vibration
 - Necessary to penetrate the previous placement by at least 6"
 - Alternative: Use self consolidating concrete.

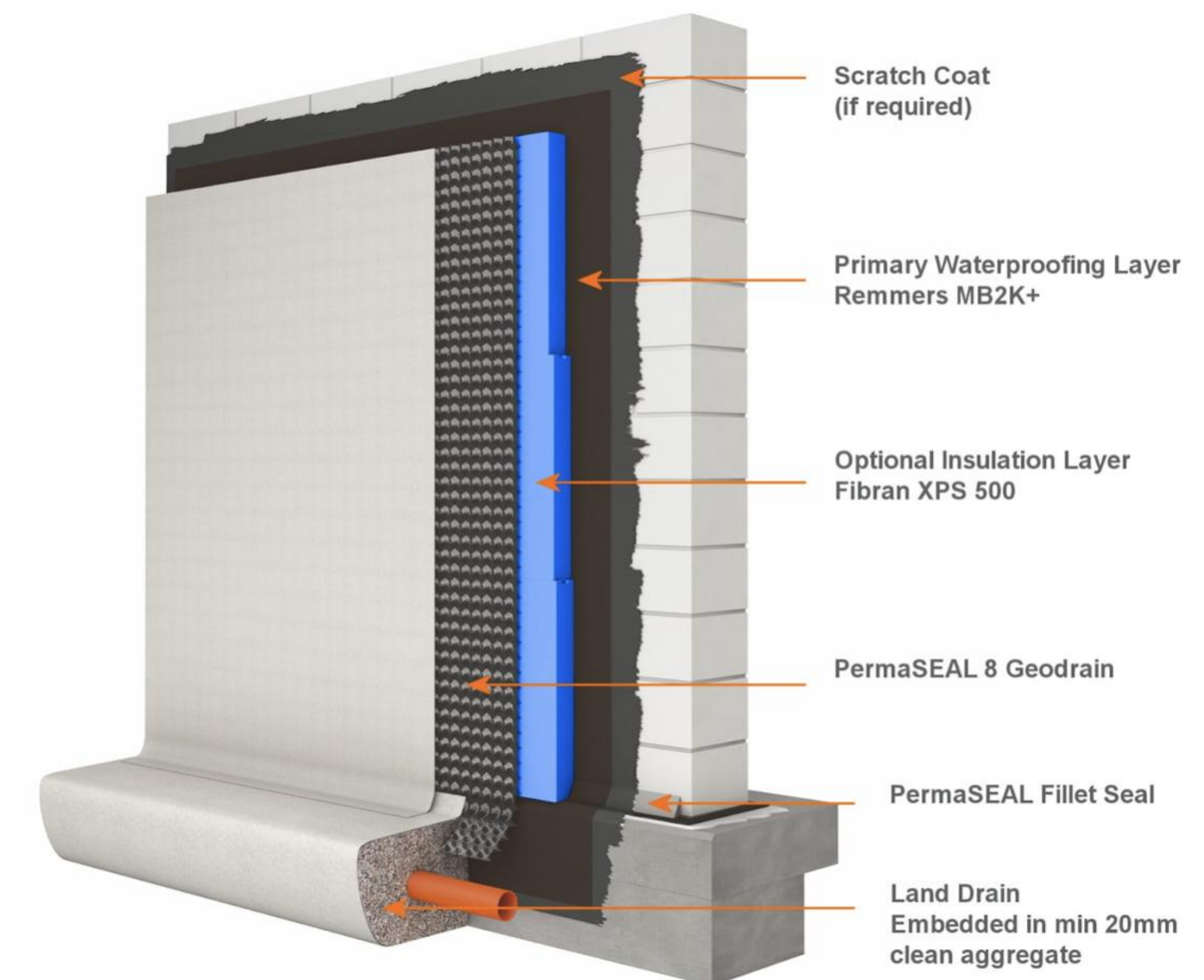
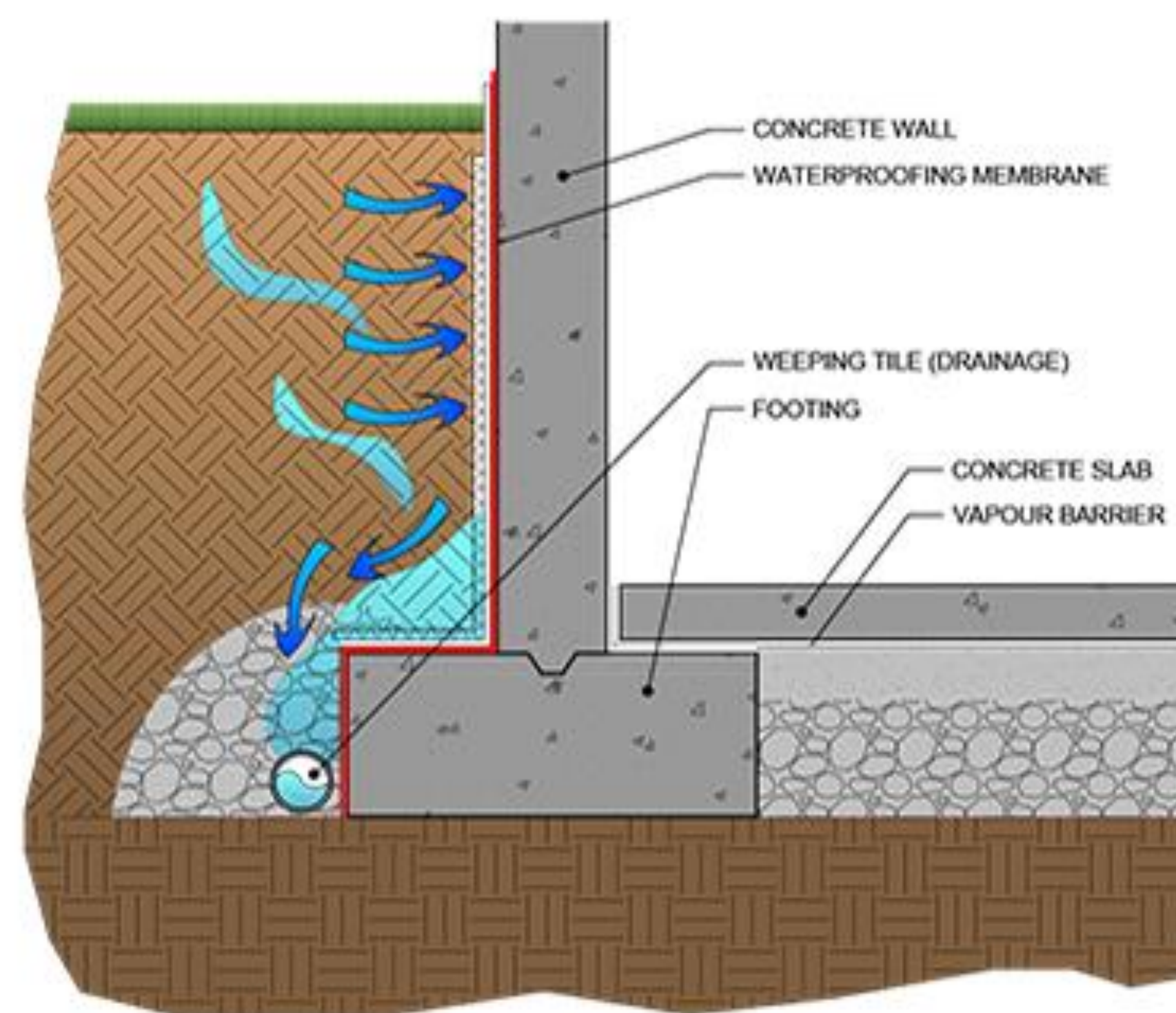


SLAB ON GRADE REINFORCEMENT OPTIONS

Slab on Grade Reinforcement Options	Pros	Cons
1. No Reinforcement	Allowed by IRC code but not allowed by referenced ACI 332 Residential Concrete Code	Slab will crack
2. Conventional Reinforcement	Best performance; does not allow vertical displacement of cracks; easy to support on chairs.	Most Expensive
3. Welded Wire Reinforcement Sandy Springs Minimum is: WWF 6x6xW1.4xW1.4	More economical than conventional reinforcement; does not allow vertical displacement of minor cracks.	Difficult to work with in rolls; requires chairs spaced approximately 24" on center; (Sandy Springs now requires flat sheets to minimize repeated inspection failures).
4. Fiber-Mesh Sandy Springs requires Fiber-Mesh 300 at 1-1/2 lbs./yd ³ dosage rate	Easy to install since it is integrated with the concrete; Nothing to inspect and fail; No additional labor to install.	Provides a "hairy" texture to finished concrete (Can be burned off); allows vertical displacement of larger cracks

FOUNDATION WATERPROOFING

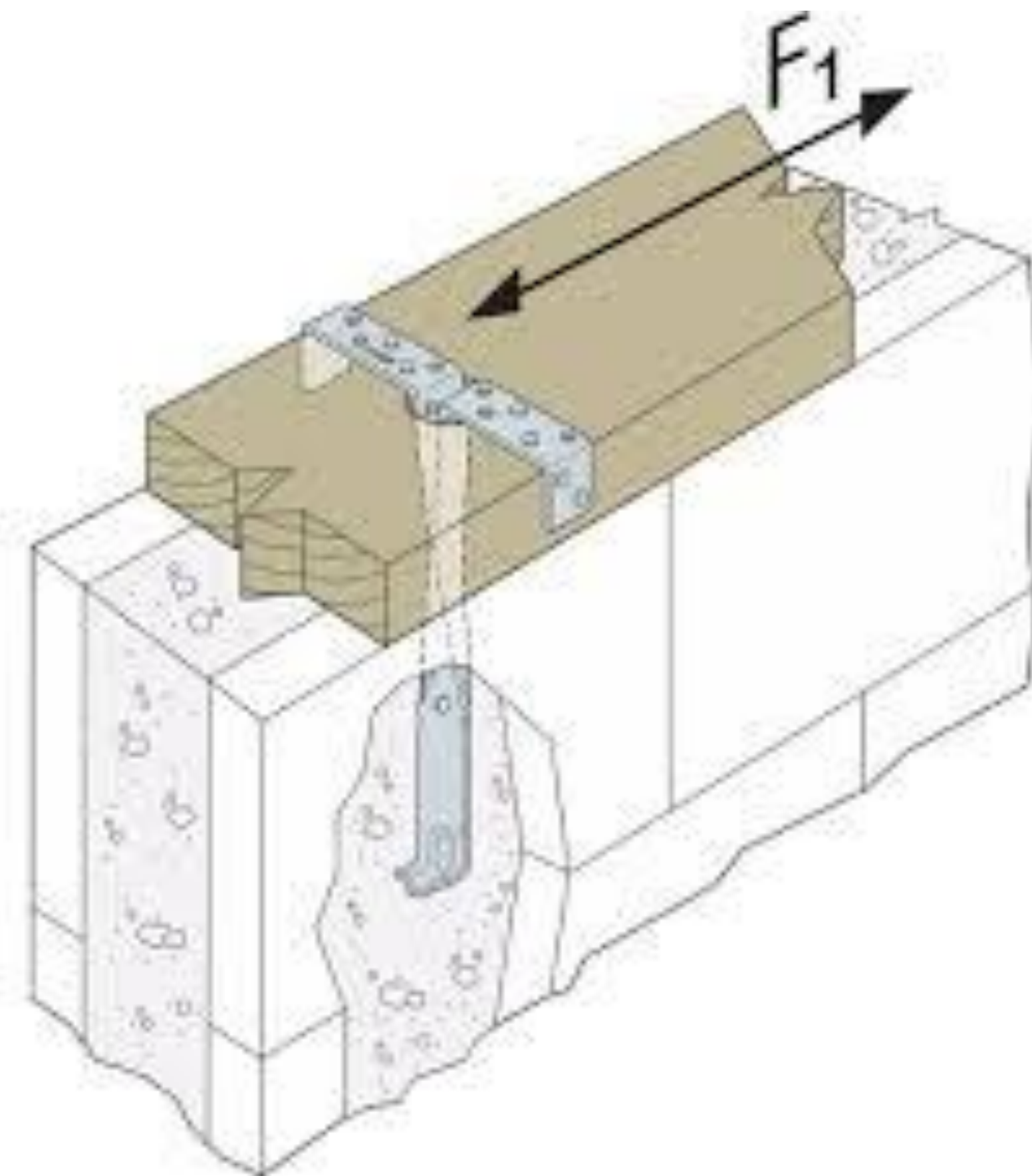
- Do not forget to schedule the Foundation Waterproofing inspection.
- All waterproofing must be visible at the time of inspection
- Must be able to see where the foundation drainage is discharging to daylight
- Make sure the finish grade and mulch is below the waterproofing.



FRAMING

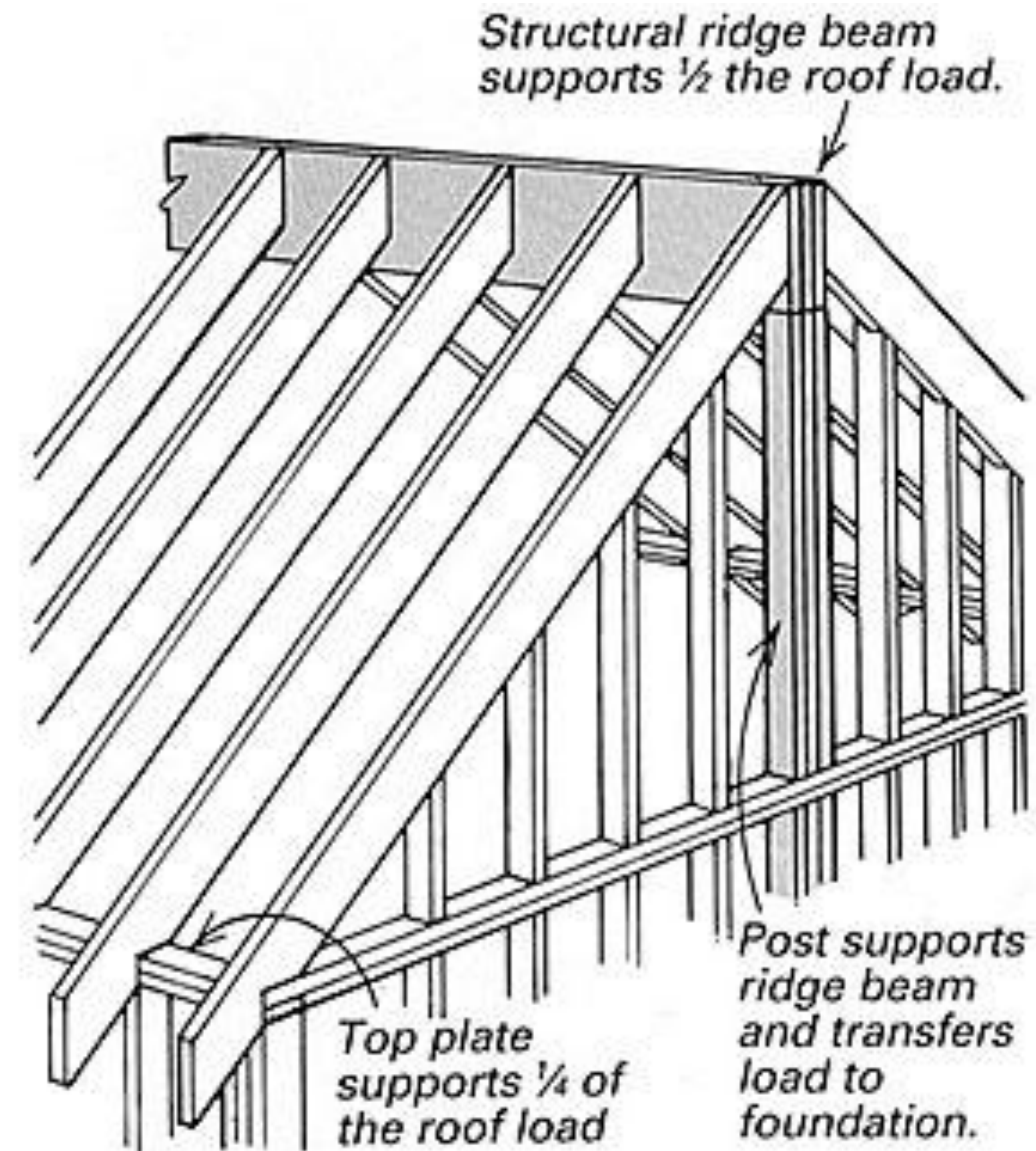
WALL ANCHORAGE TO FOUNDATION

- Pressure treated 2x sill plate must be attached to the concrete w/ 1/2" diameter anchor bolts:
 - spaced 6'-0" on center
 - Within 12" of the end of each sill plate
 - Note: Mudsill anchors alternatives require a tighter spacing (refer to manufacture's load tables)



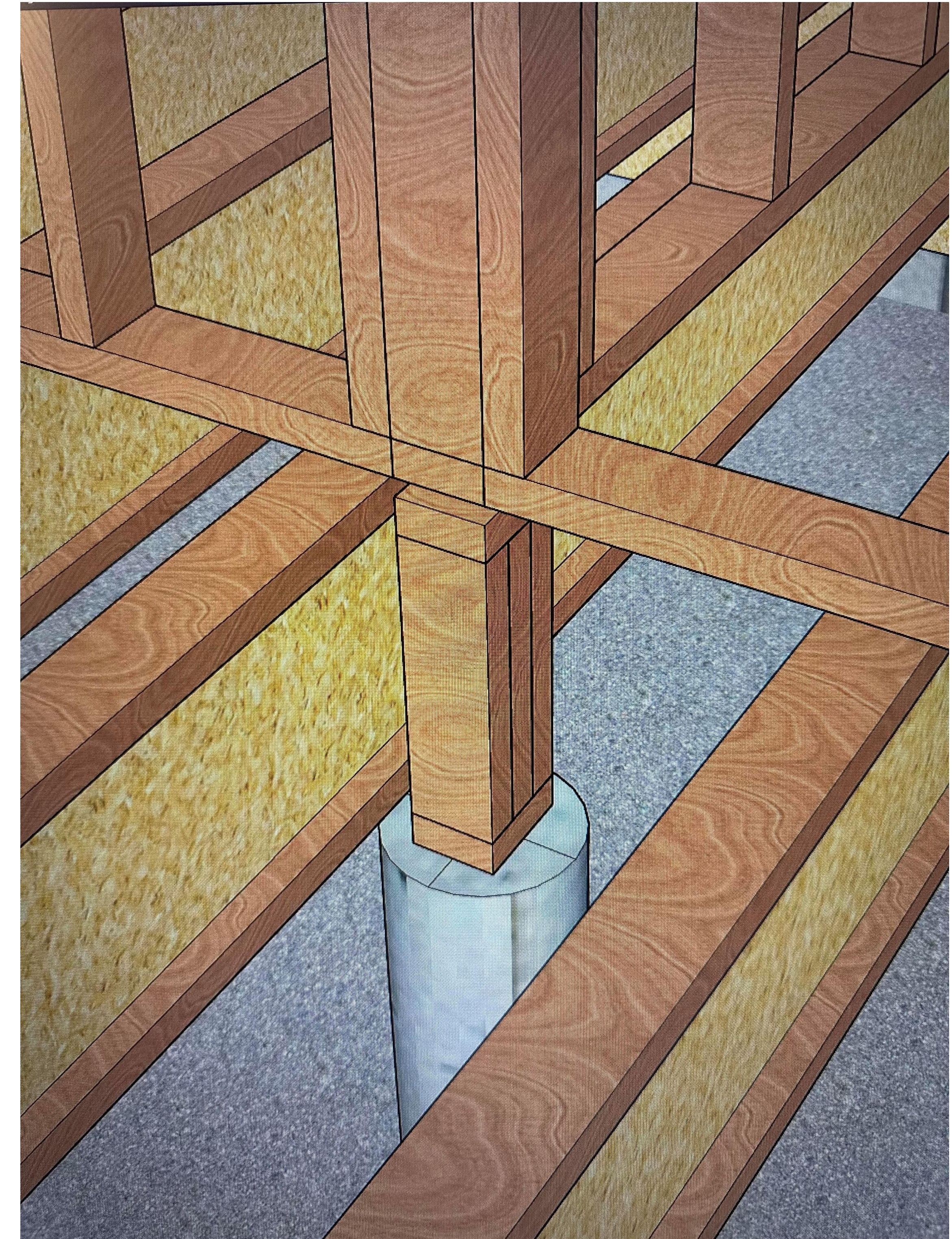
VAULTED CEILINGS

- The ridge beam in vaulted ceilings must be designed as a structural beam
- Must be supported at the ends with a stud pack the same width as the beam



CONTINUOUS LOAD PATH

- Point loads need a stud pack column support the same width as the beam
- Add blocking the same size as the stud pack column between the floor framing to provide a continuous load path all the way to the foundation

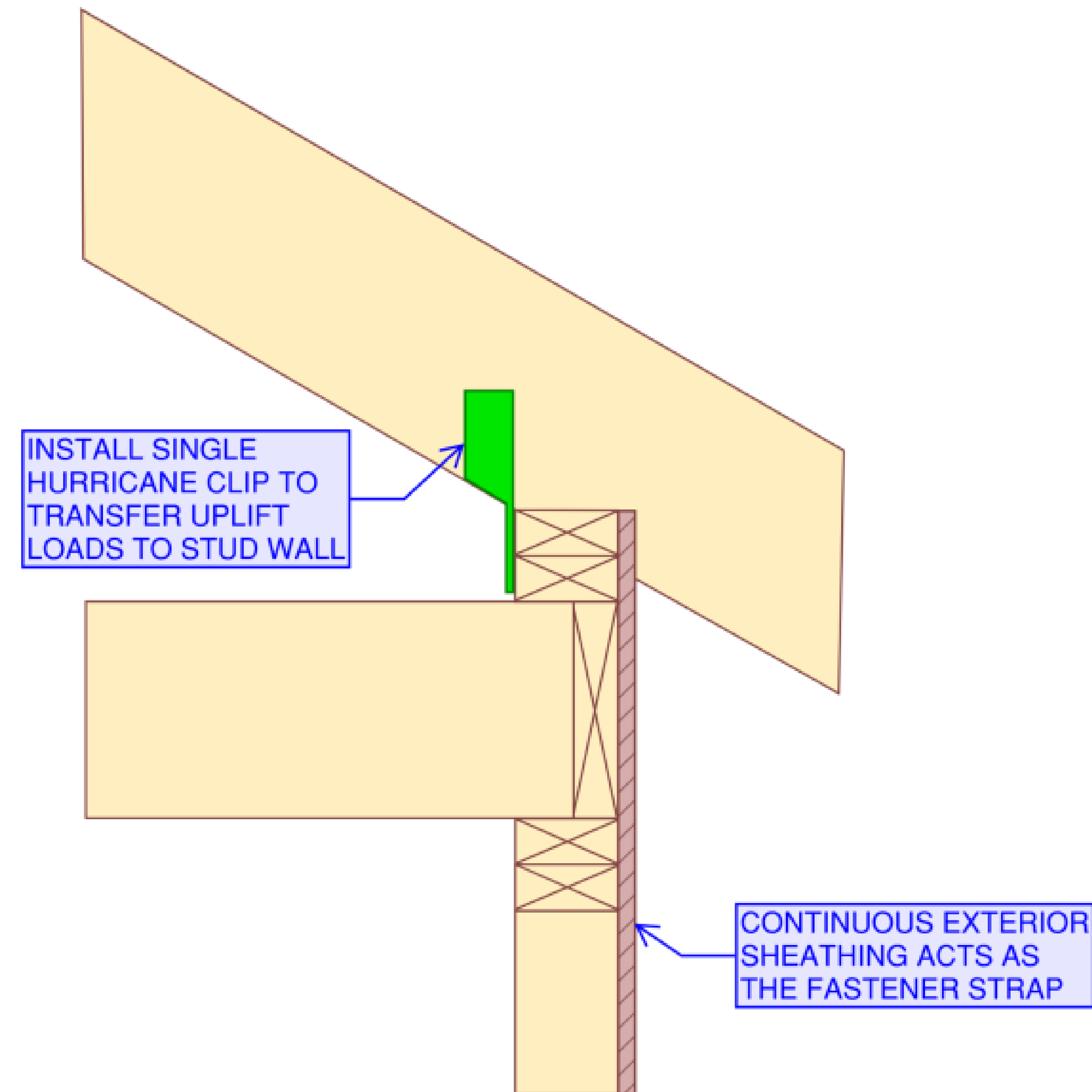


BALLOON FRAMING

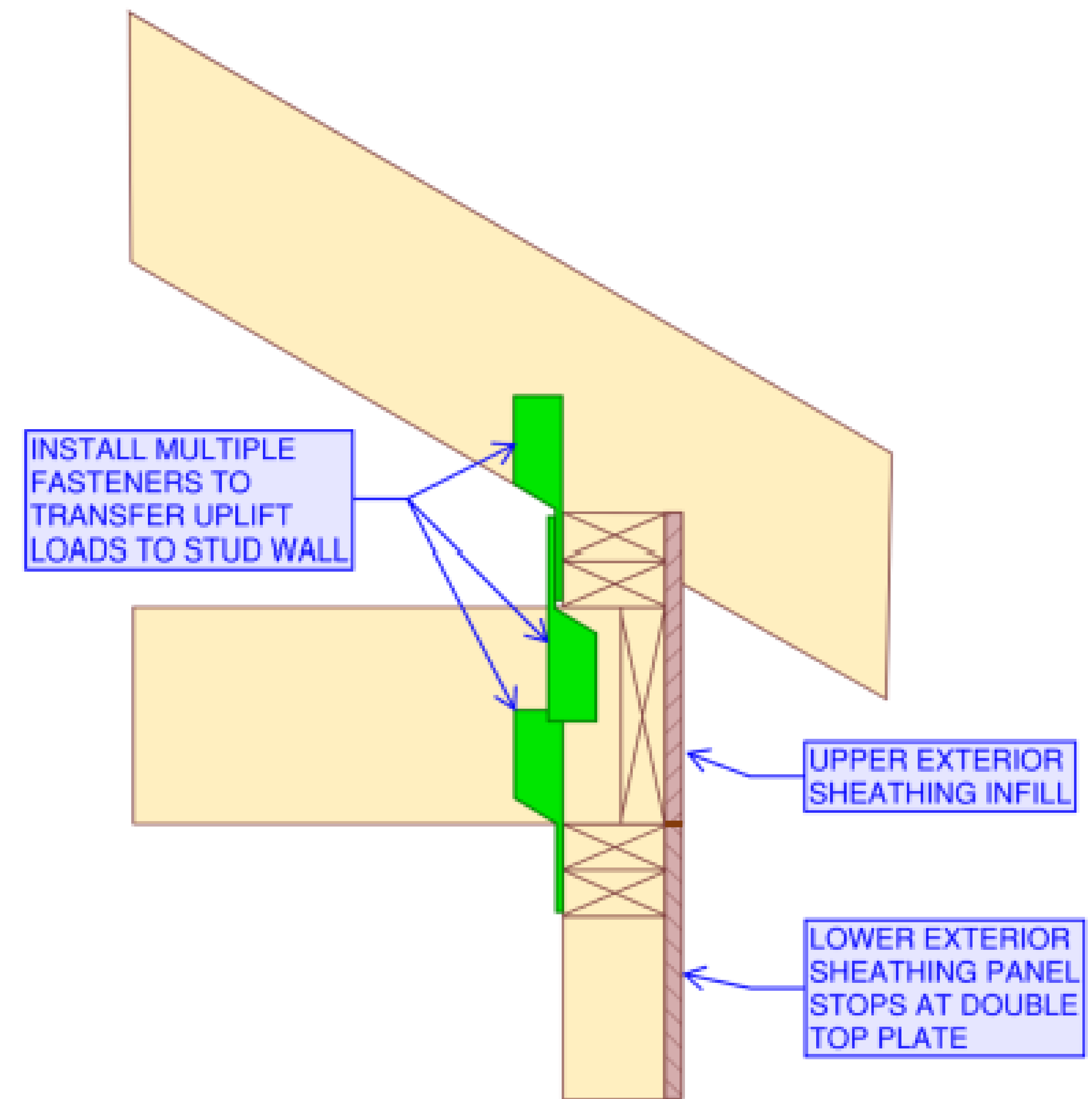
- You cannot stack two (2) walls on top of each other without a floor or ceiling diaphragm to provide lateral bracing.
- Stacked walls create a hinged pivot point in the wall that cannot resist the positive and negative wind pressure pushing and pulling on the exterior wall.
- This is often seen in renovation projects where they want to raise the exterior wall ceiling height without removing the existing exterior wall
 - Alternative: Sister full height studs beside each existing stud and fasten together with two (2) 10d nails spaced 6" on center



RAISED HEEL RAFTER FRAMING



- **OPTION 1: RUN THE EXTERIOR SHEATHING CONTINUOUS TO THE TOP OF THE WALL**



- **OPTION 2: EXTERIOR SHEATHING SPLICED AT LOWER WALL DOUBLE TOP PLATE**

OPEN WEB TRUSSES

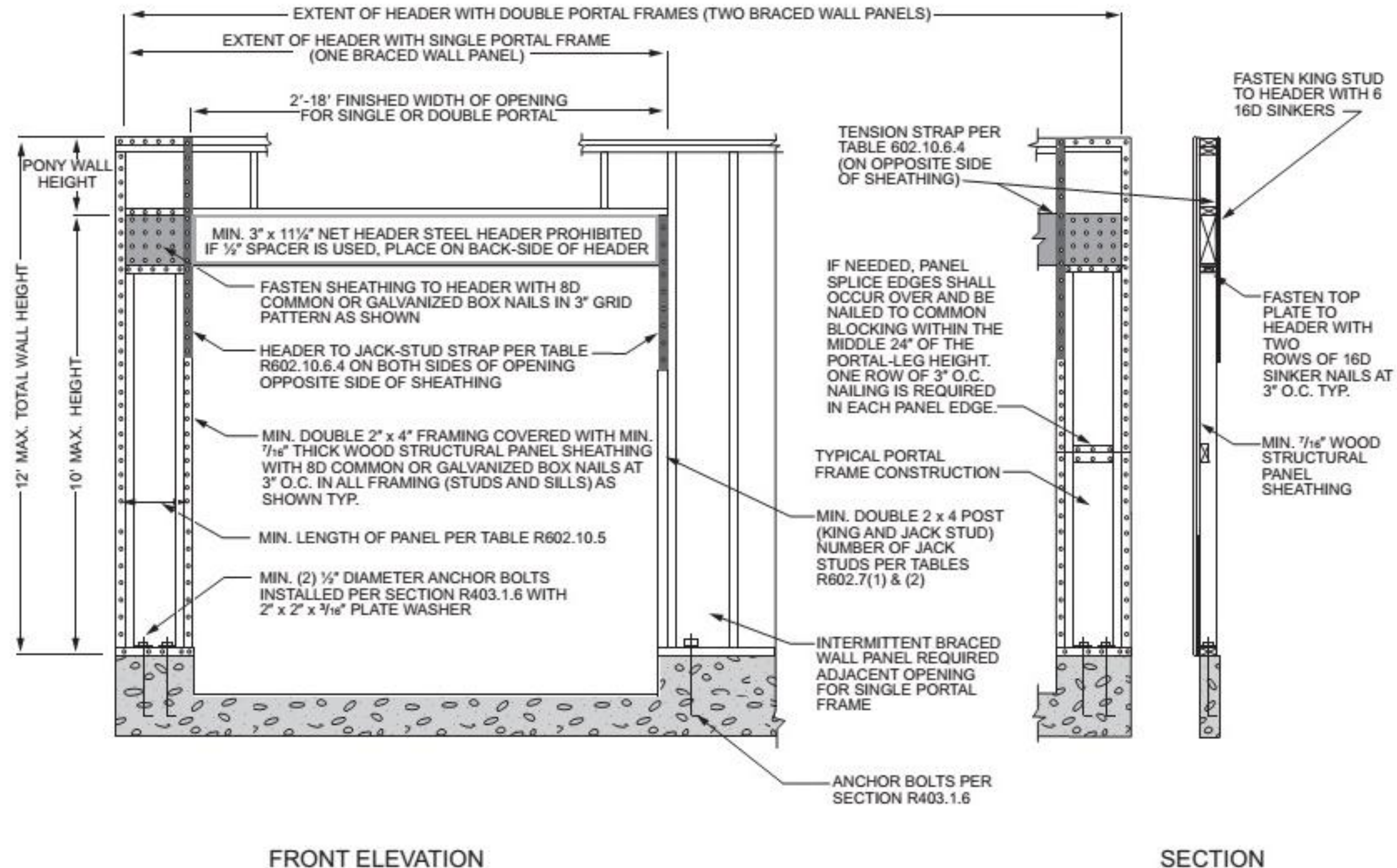
- Read the truss layout and truss elevations to determine proper installation
- There is a top/bottom and a left/right orientation to trusses
 - Failure to install correctly can lead to structural failure
- Although they may look alike, each truss configuration can vary to increase capacity.
 - Can have multiple plies at the top and/or bottom
 - Can be a different wood species
 - Can be a different grade of wood



GARAGE PORTAL FRAME

Key Points:

1. Header must extend beyond the jamb over the shearwall
2. Fasten exterior sheathing to header in 3" nailing grid pattern
3. Install straps at jack studs
4. Requires holdowns



LVL BEAMS – HOLES

- 2" maximum round holes
- Only allowed in the middle 1/3 span and 1/3 depth

General Notes

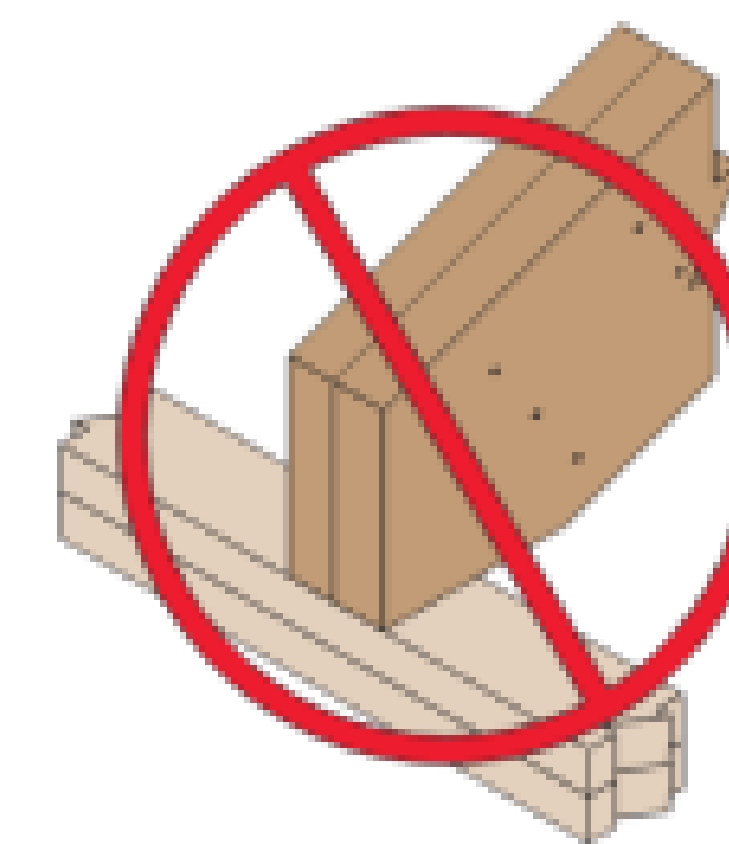
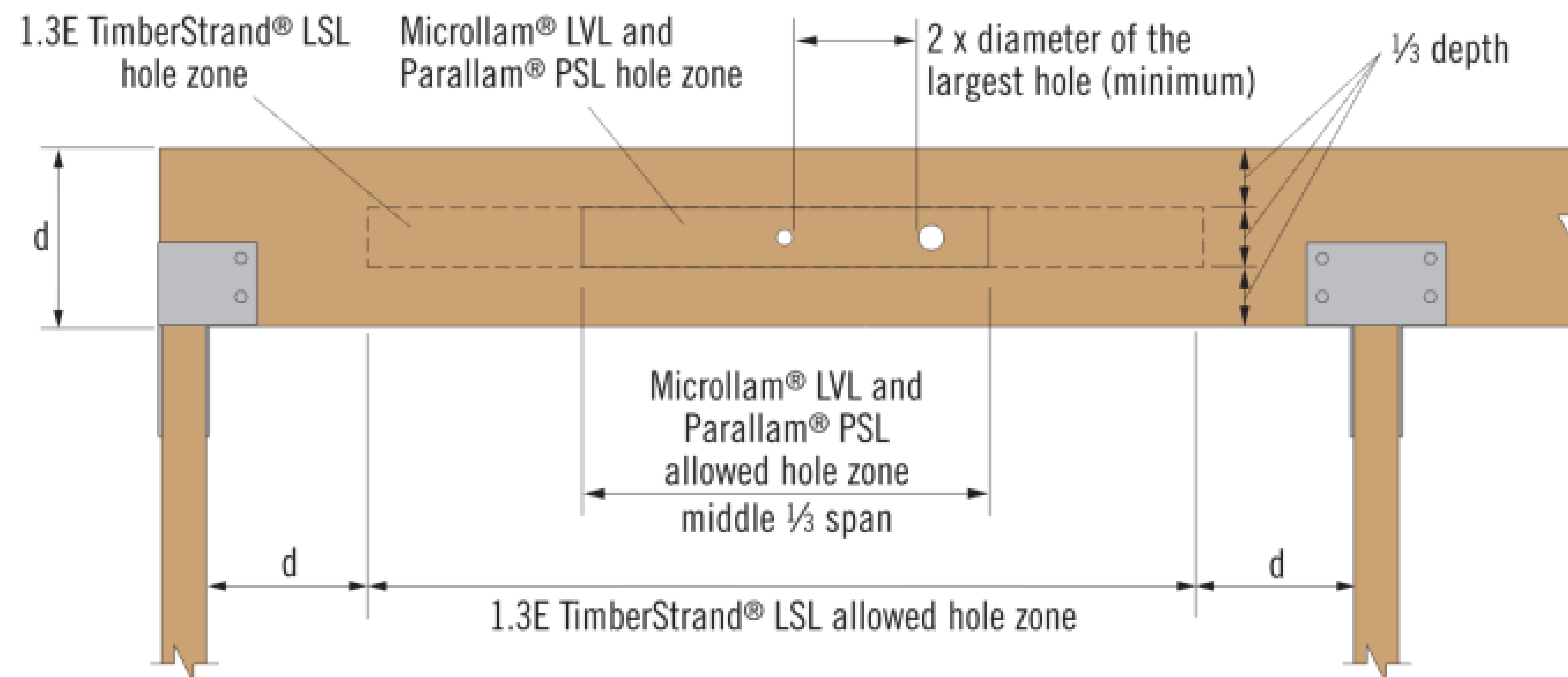
- Allowed hole zone suitable for headers and beams with **uniform loads only**.
- Round holes only.
- No holes in cantilevers.
- No holes in headers or beams in plank orientation.

Other Trus Joist® Beams

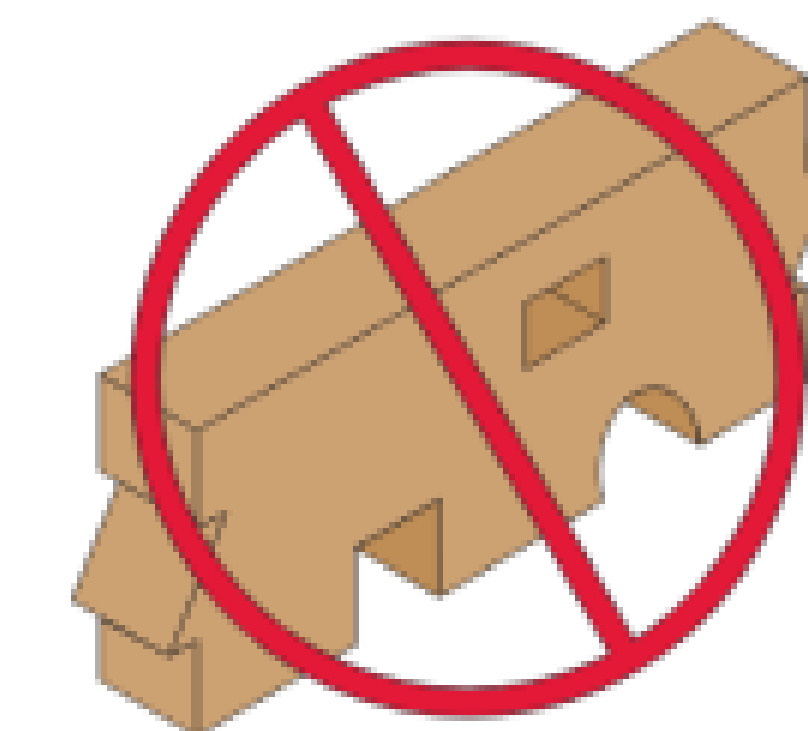
Header or Beam Depth	Maximum Round Hole Size
4 $\frac{3}{8}$ "	1"
5 $\frac{1}{2}$ "	1 $\frac{3}{4}$ "
7 $\frac{1}{4}$ "–20"	2"

- See illustration for allowed hole zone.

Larger holes in Trus Joist® structural composite lumber may be possible; refer to ForteWEB® or Javelin® software.



DO NOT overhang seat cuts on beams beyond inside face of support member



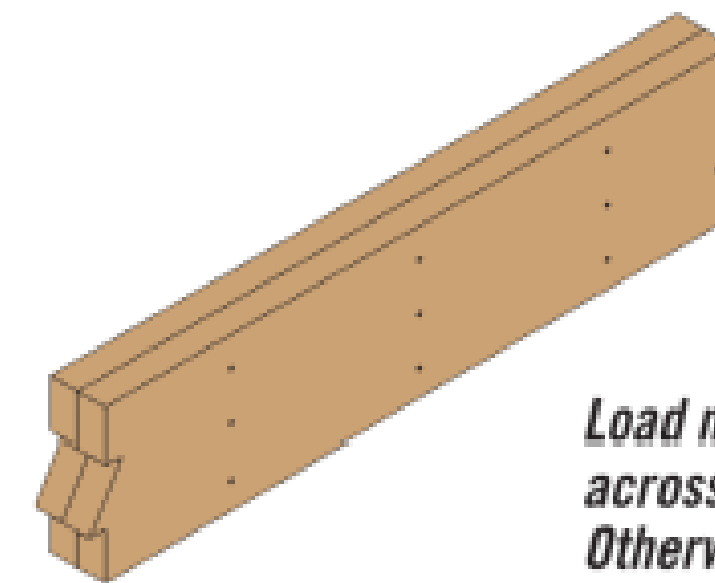
DO NOT cut, notch, or drill holes in headers or beams except as indicated in the illustrations and tables

LVL BEAMS – MULTIPLE PLY

- Multiple LVLs must be fastened together per manufacturer's specifications or else they will act like a single member
- Fastening pattern may vary depending on the following:
 - Type of load
 - Structural capacity requirements

MULTIPLE-MEMBER CONNECTIONS FOR TOP-LOADED BEAMS

When fasteners are required on both faces, stagger fasteners on the second face so they fall halfway between fasteners on the first face.



Load must be applied evenly across entire beam width. Otherwise, use connections for side-loaded beams

L6 Multiple pieces can be nailed or bolted together to form a header or beam of the required size, up to a maximum width of 7"

Fastener Installation Requirements

Piece Width	Number of Plies	Fastener				
		Type ⁽¹⁾	Min. Length	Placement	# Rows	O.C. Spacing
1 3/4"	2	10d nails	3"	One face	3 ⁽²⁾	12"
		12d–16d nails	3 3/4"		2 ⁽²⁾	
		Screws	3 3/8" or 3 1/2"		2	24"
	3	10d nails	3"	Both faces	3 ⁽²⁾	12"
		12d–16d nails	3 3/4"		2 ⁽²⁾	
		Screws	3 3/8" or 3 1/2"	Both faces	2	24"
			5"	One face		
		1/2" bolts ⁽⁴⁾	6"	—	2	24"
	4	10d nails ⁽³⁾	3"	One face (per ply)	3 ⁽²⁾	12"
		12d–16d nails ⁽³⁾	3 3/4"		2 ⁽²⁾	
		Screws	5" or 6"	Both faces	2	24"
			6 3/4"	One face		
		1/2" bolts ⁽⁴⁾	8"	—	2	24"
3 1/2"	2	Screws	5" or 6"	Both faces	2	24"
			6 3/4"	One face		
		1/2" bolts ⁽⁴⁾	8"	—	2	24"

(1) 10d nails are 0.128"-0.131" diameter; 12d–16d nails are 0.148"–0.162" diameter; screws are SDS, WS, SDW22, or WSWH.

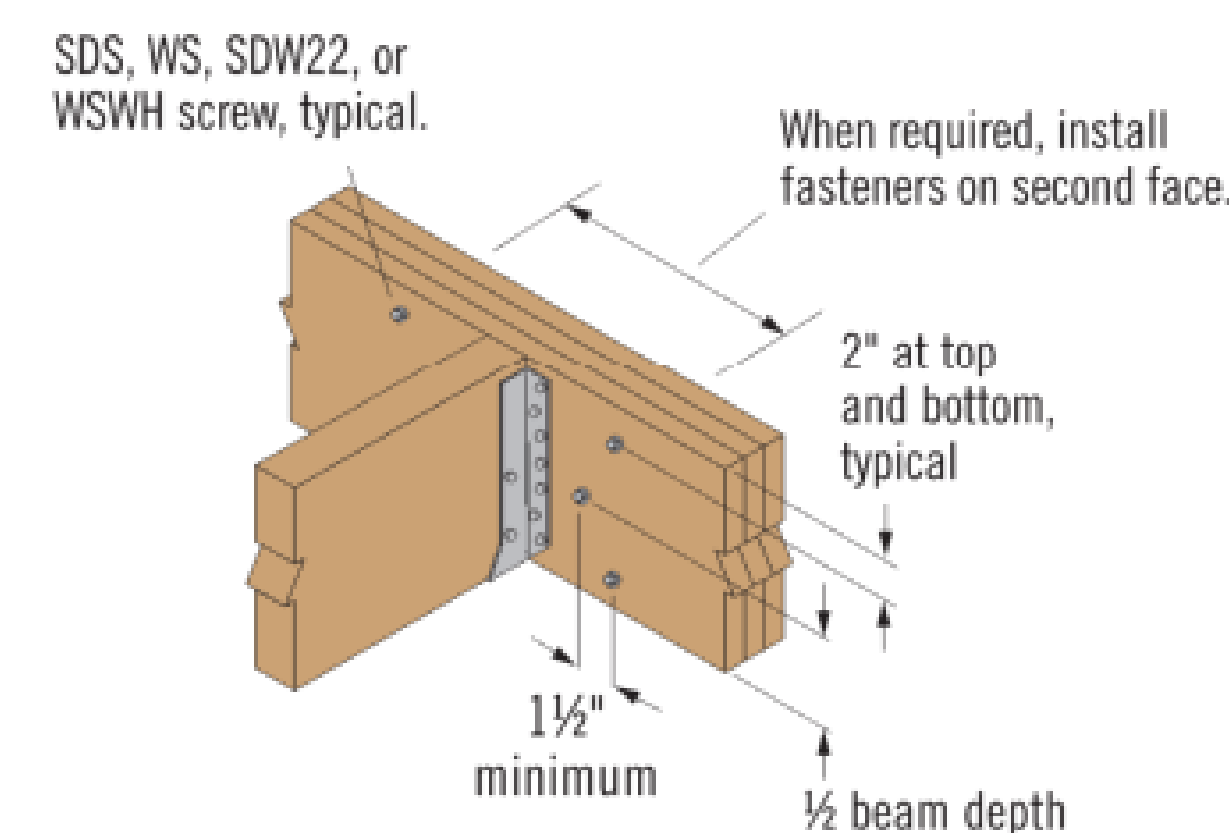
(2) An additional row of nails is required with depths of 14" or greater.

(3) When connecting 4-ply members, nail each ply to the other and offset nail rows by 2" from rows in the ply below.

(4) Washers required. Bolt holes to be 3/16" maximum. 9/4" minimum beam depth.

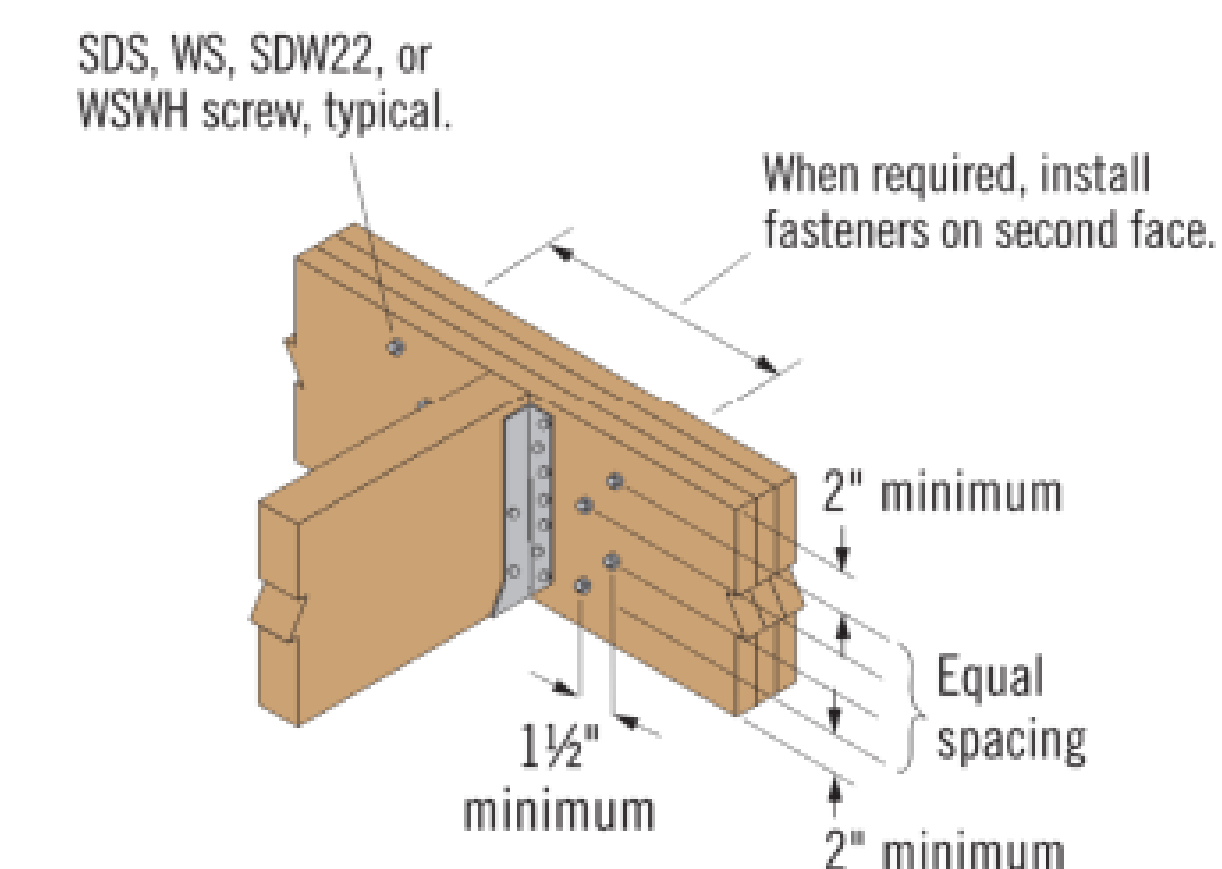
Point Load Fastener Spacing

4- or 6-Screws per Face Connection



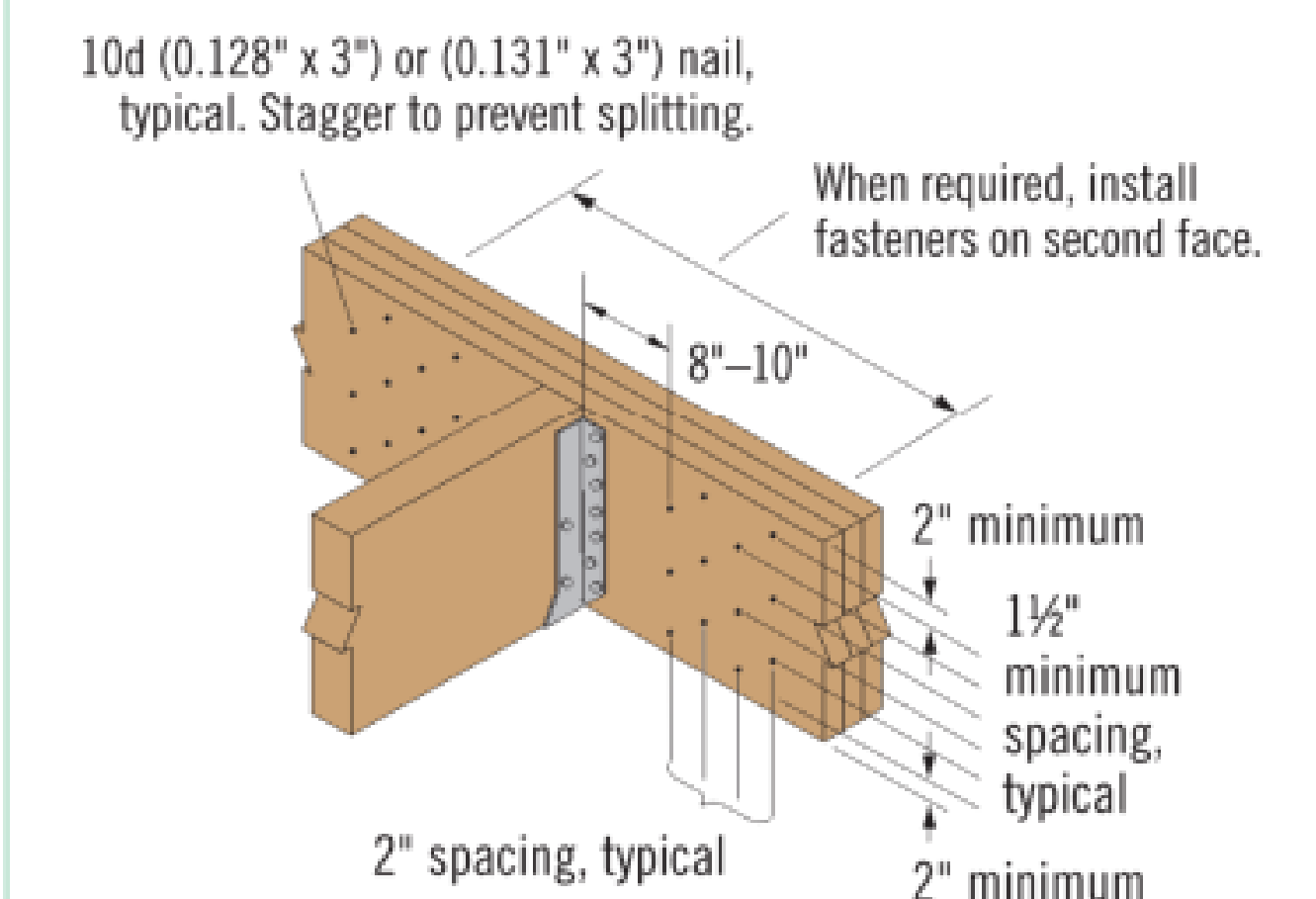
L19

8-Screws per Face Connection



L20

Nail Connection



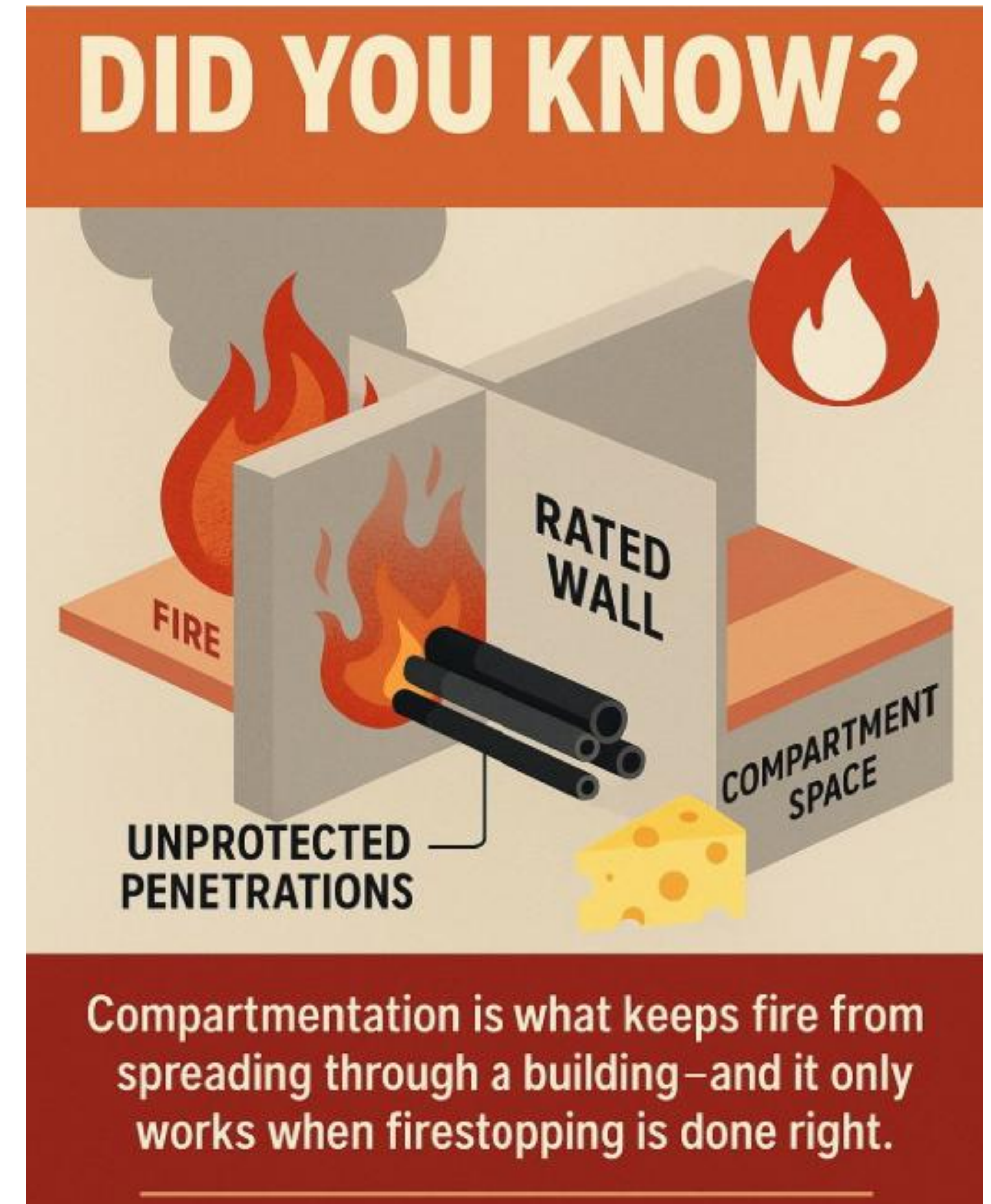
L21

There must be an equal number of nails on each side of the point load

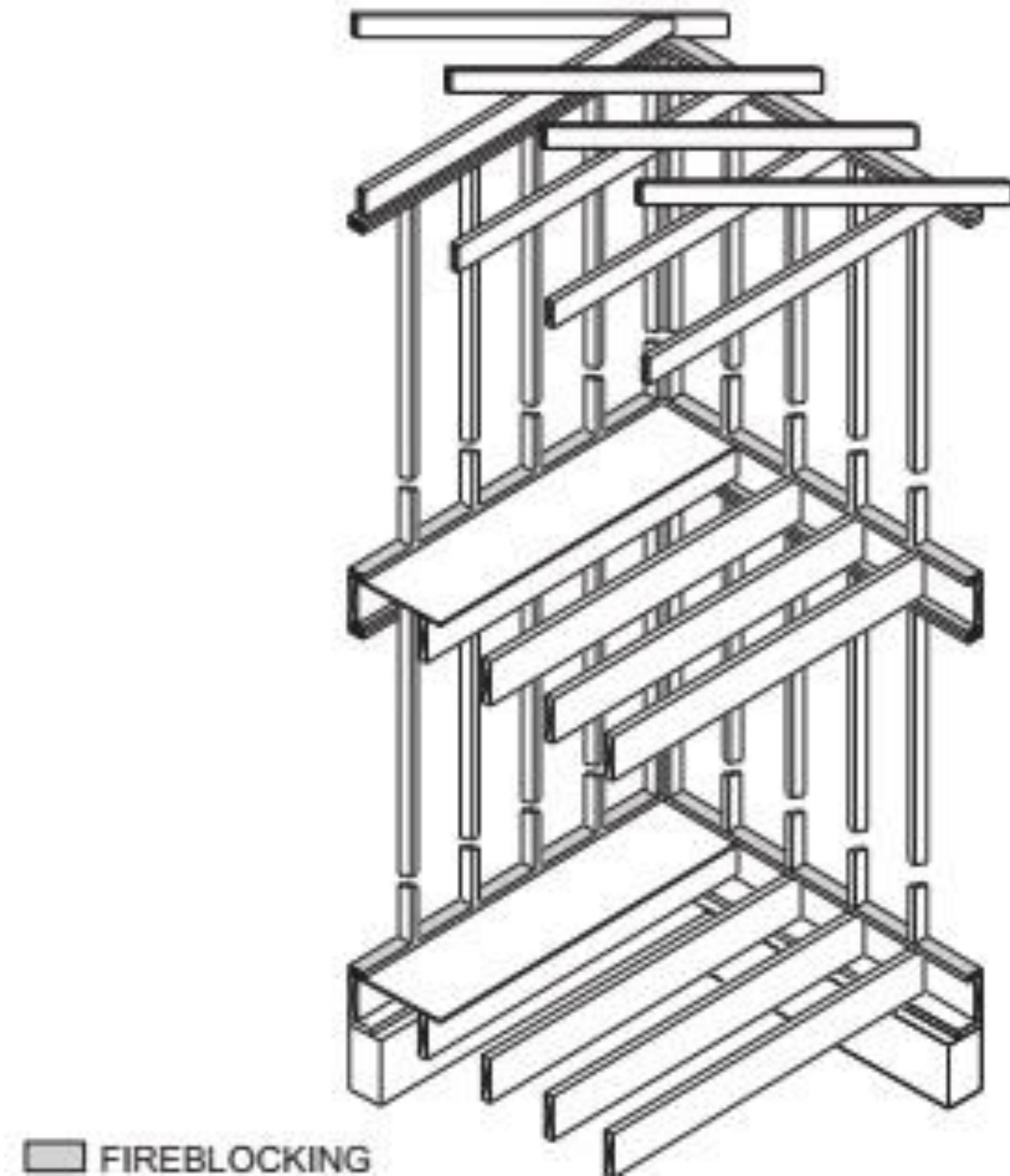
FIRE BLOCKING

FIREBLOCKING REQUIREMENTS

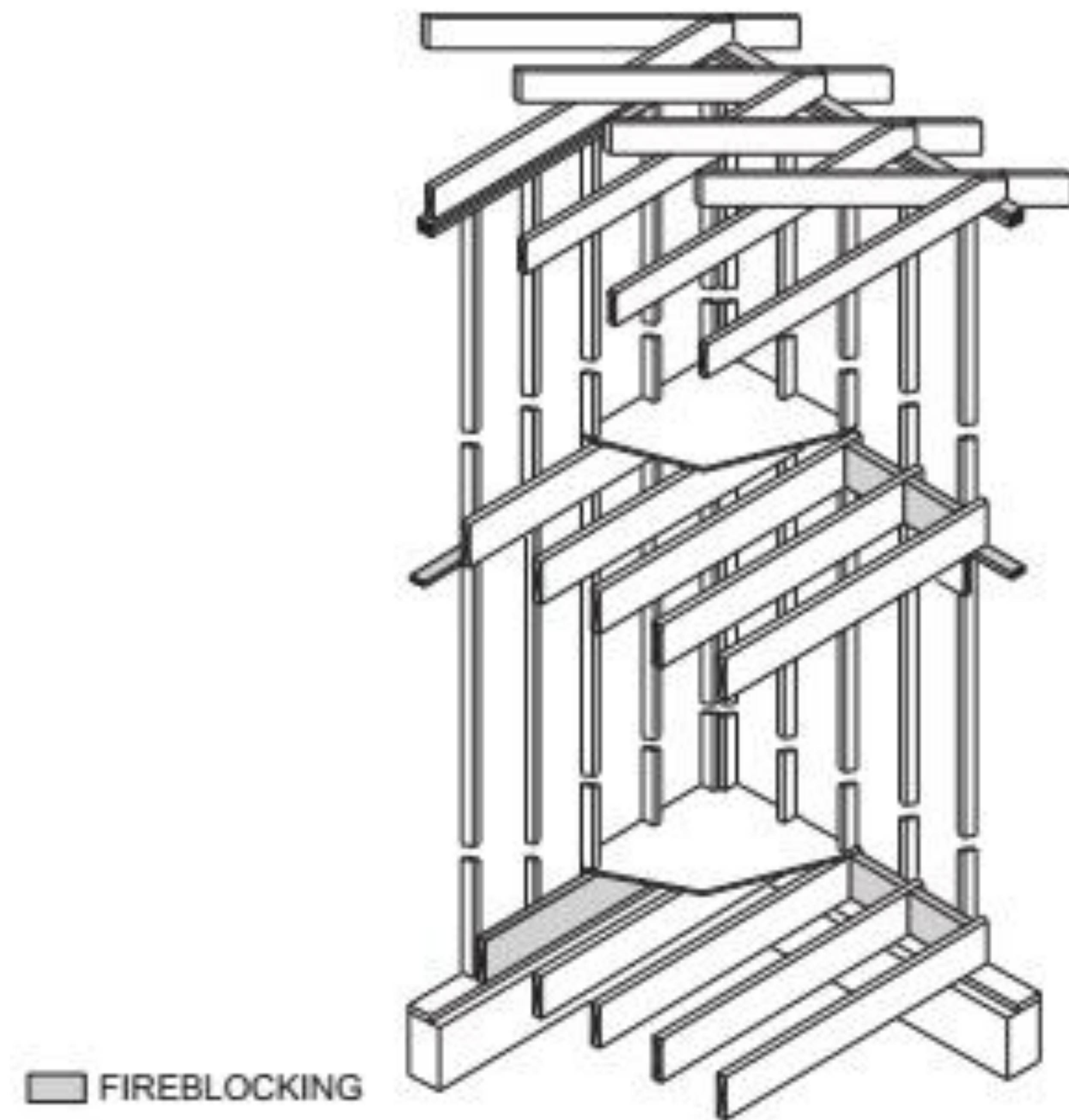
- **Fireblocking is required** to restrict the movement of flame and gases to other areas of a building through concealed passages in building components, such as floors, walls and stairs.
- **Common fireblocking material:**
 - 2x lumber.
 - 23/32-inch wood structural panels
 - 3/4-inch particleboard
 - 1/2" gypsum board
 - Mineral wool batt insulation



FIREBLOCKING LOCATIONS



At Platform Wall Framing
(Traditional Framing)

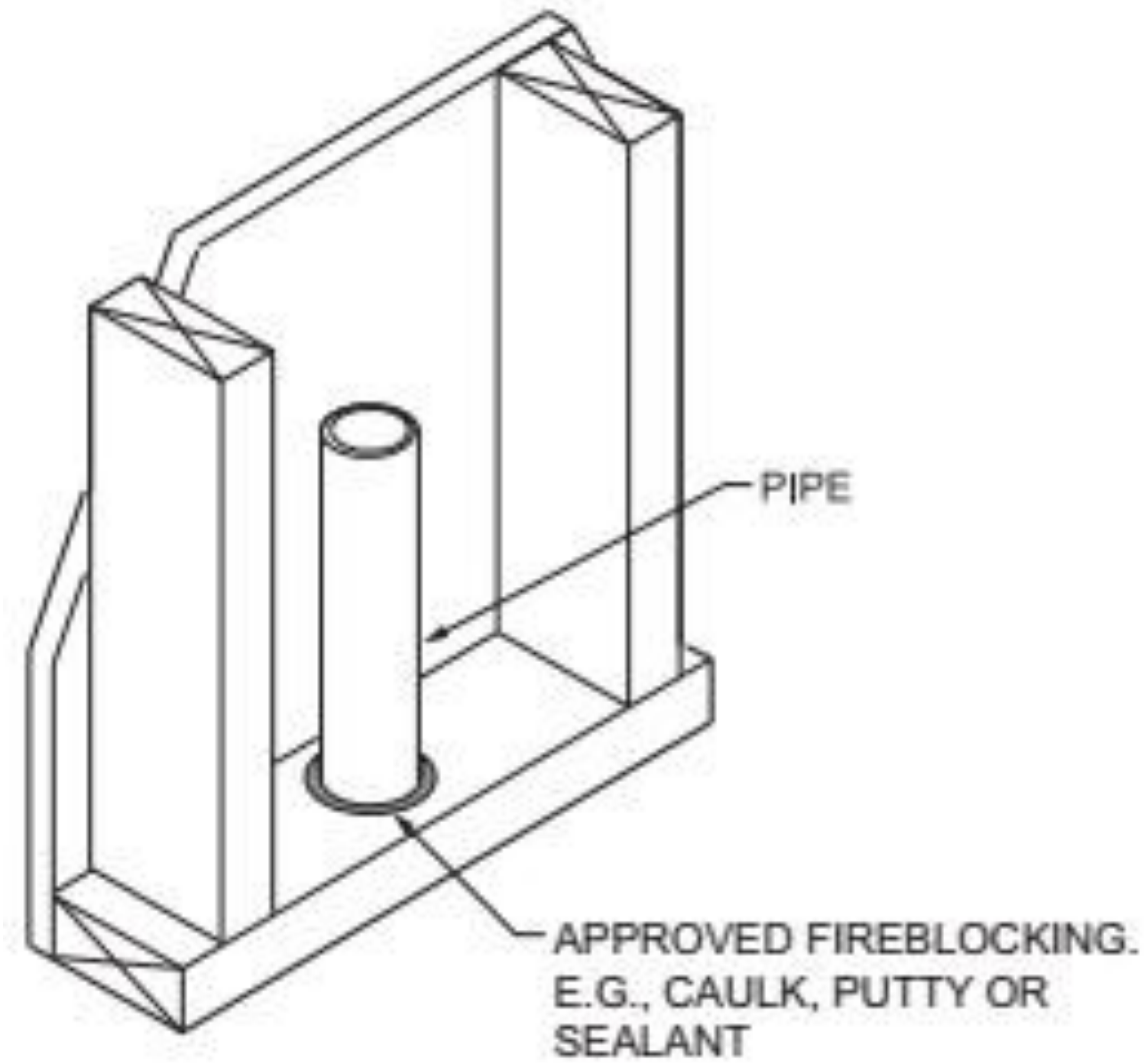


At Balloon Wall Framing
(Continuous Studs)

FIREBLOCKING LOCATIONS



Around All Electrical
Floor Penetrations
(Sill Plate & Double
Top Plate)

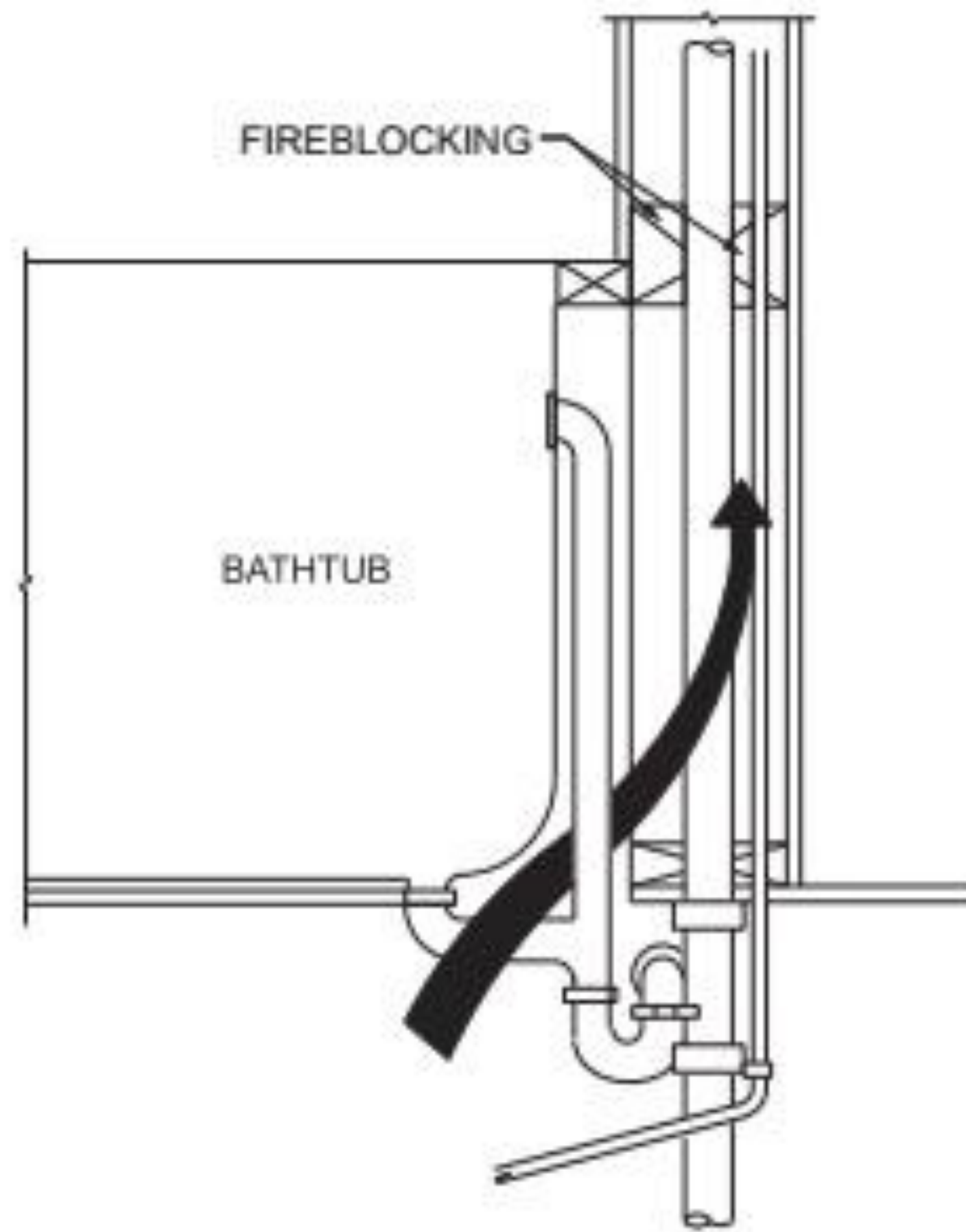


Around All Plumbing
Floor Penetrations
(Sill Plate & Double
Top Plate)

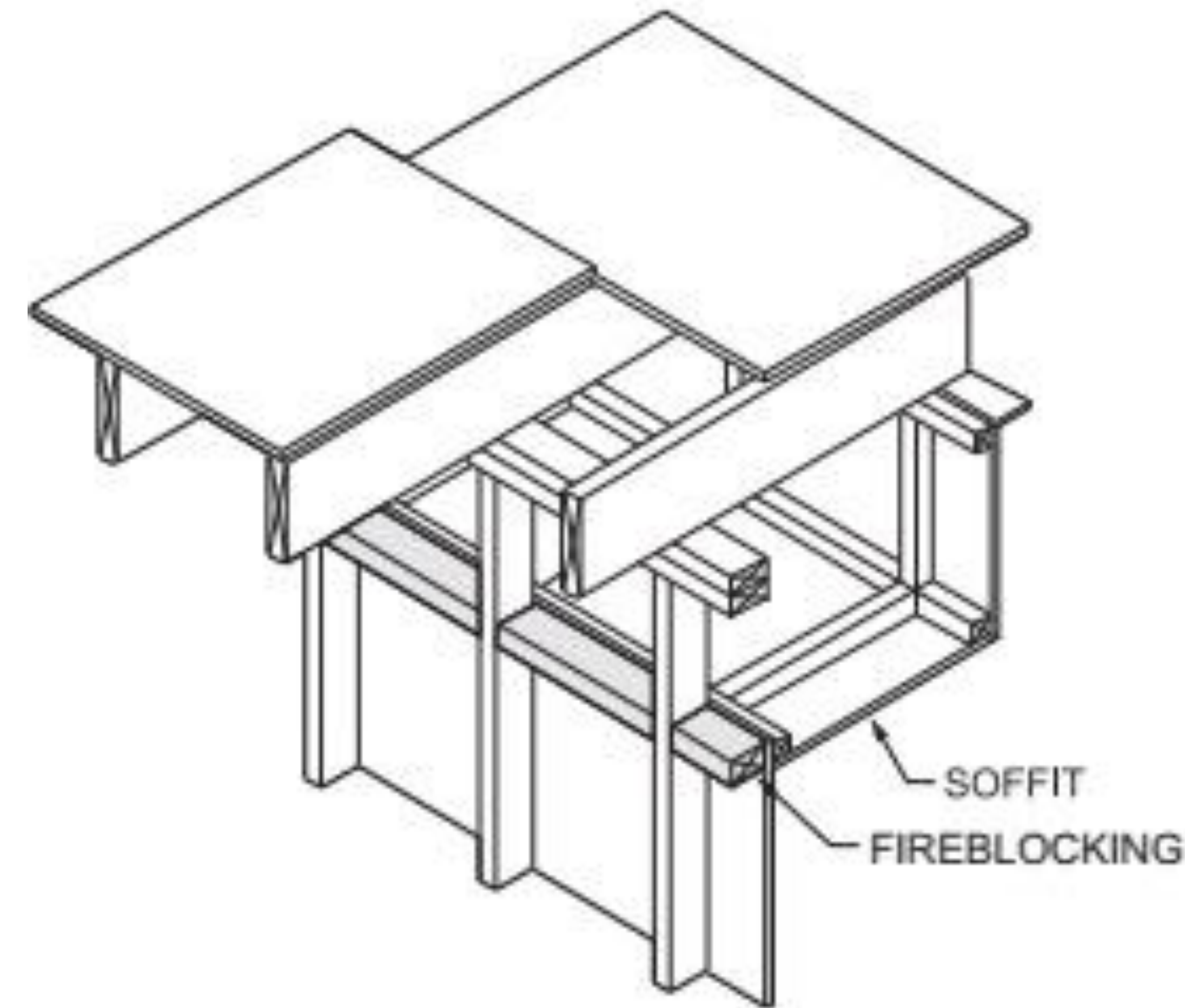


At Vertical Chase
Floor Penetrations

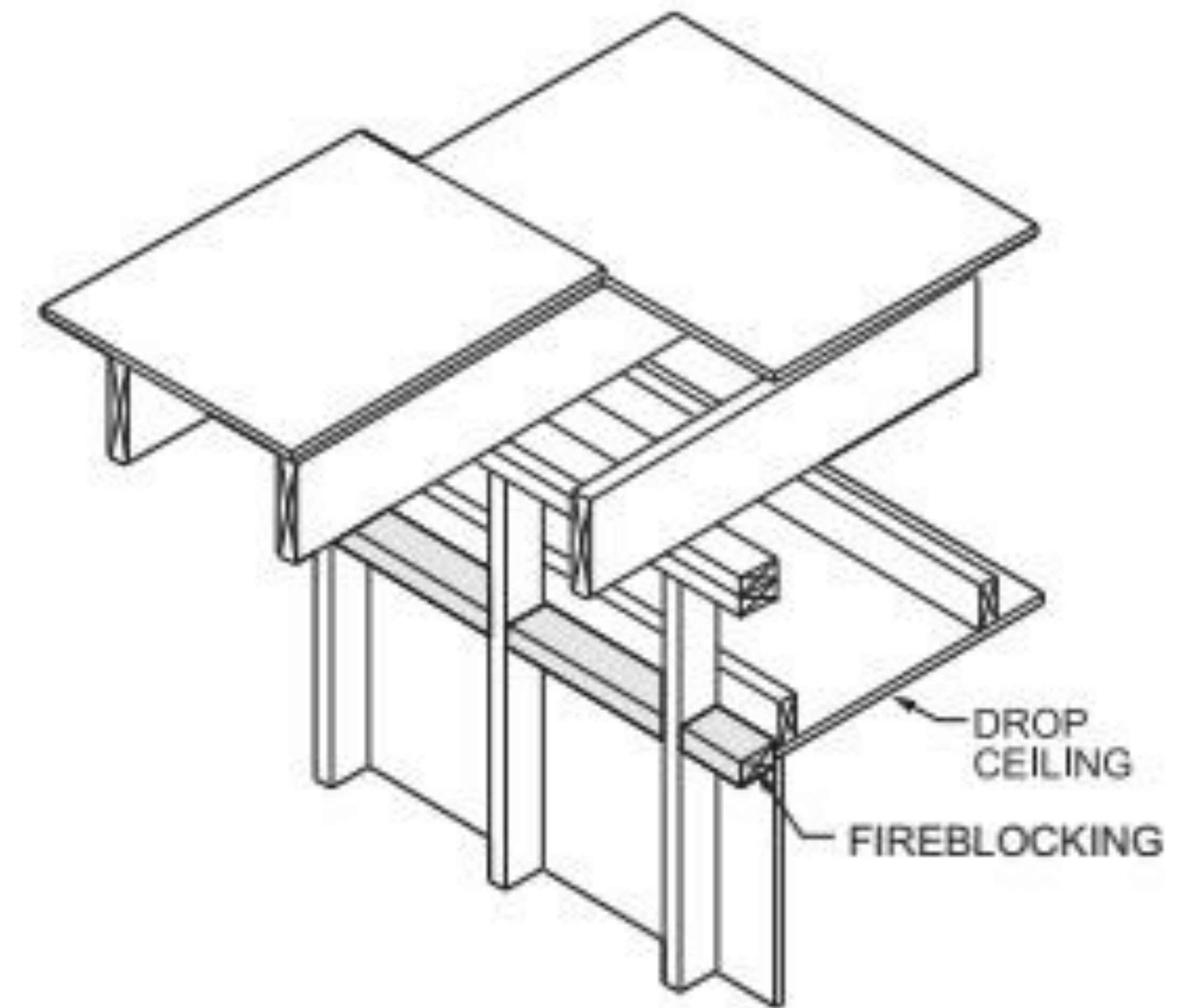
FIREBLOCKING LOCATIONS



Around Tub Floor Penetrations



At Furred Soffit
(Bulkhead or Tray Ceiling)

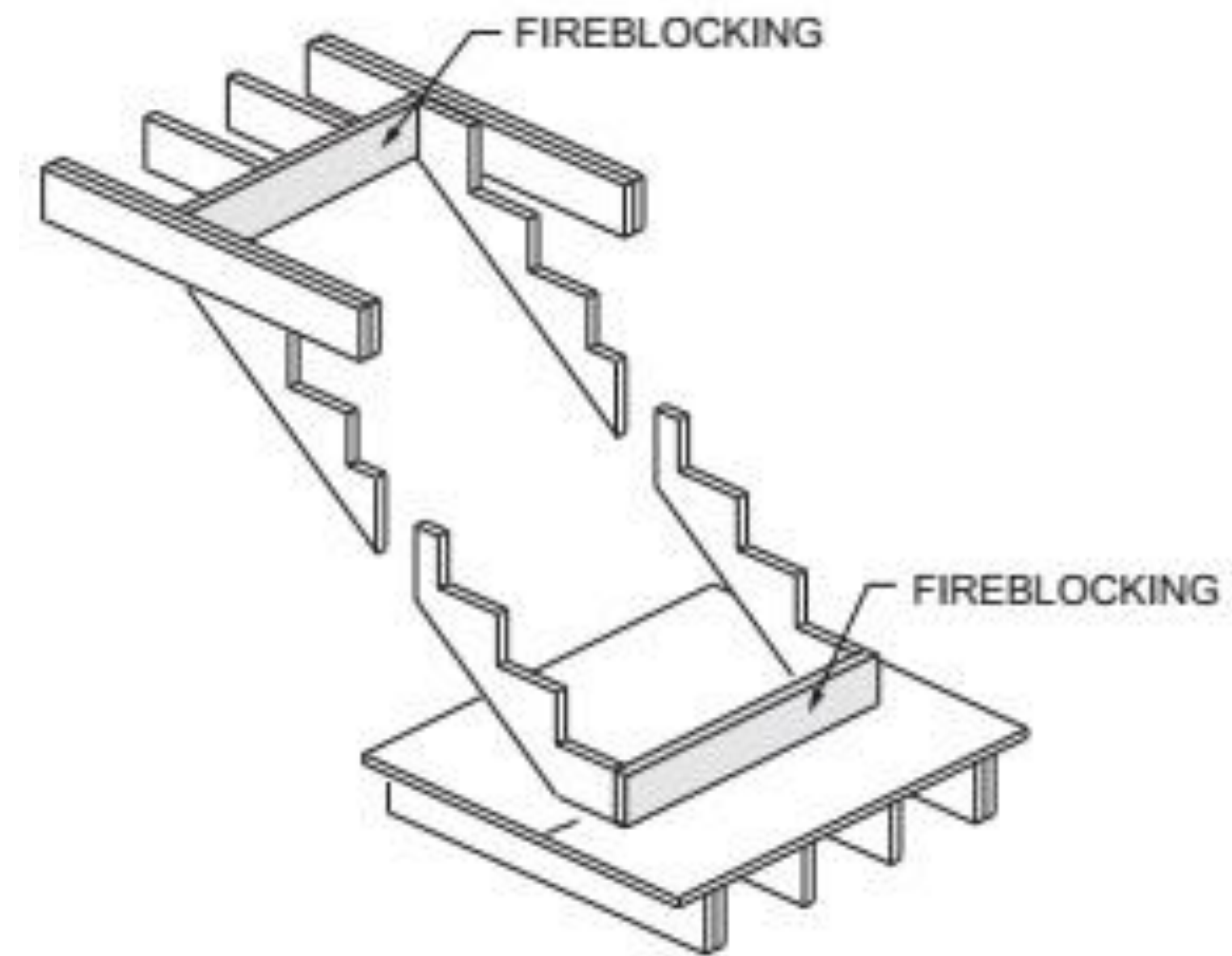


At Drop Ceiling
(common in basements
to hide MEP suspended
below the framing)

FIREBLOCKING LOCATIONS

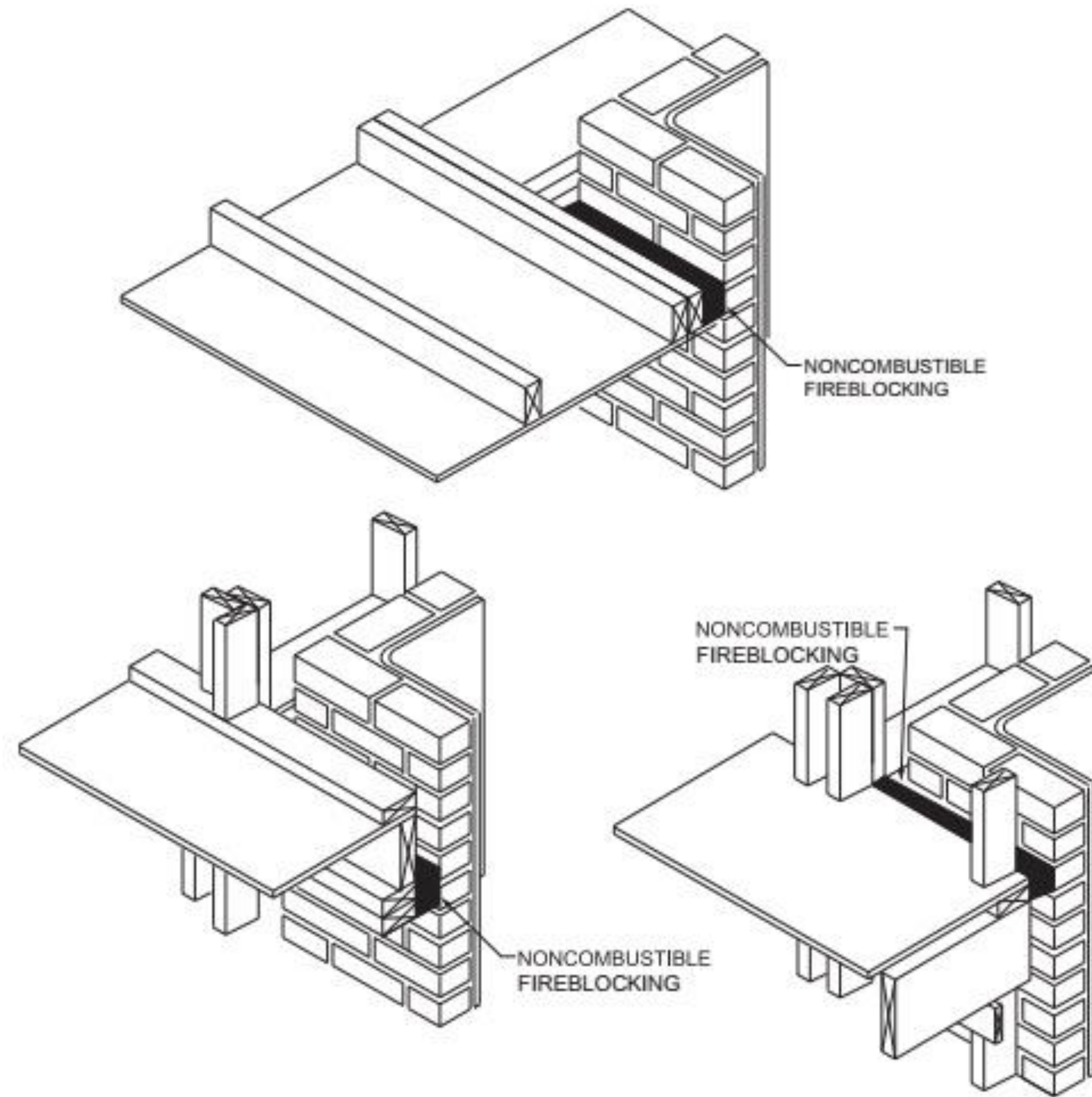


Along Stair Stringers

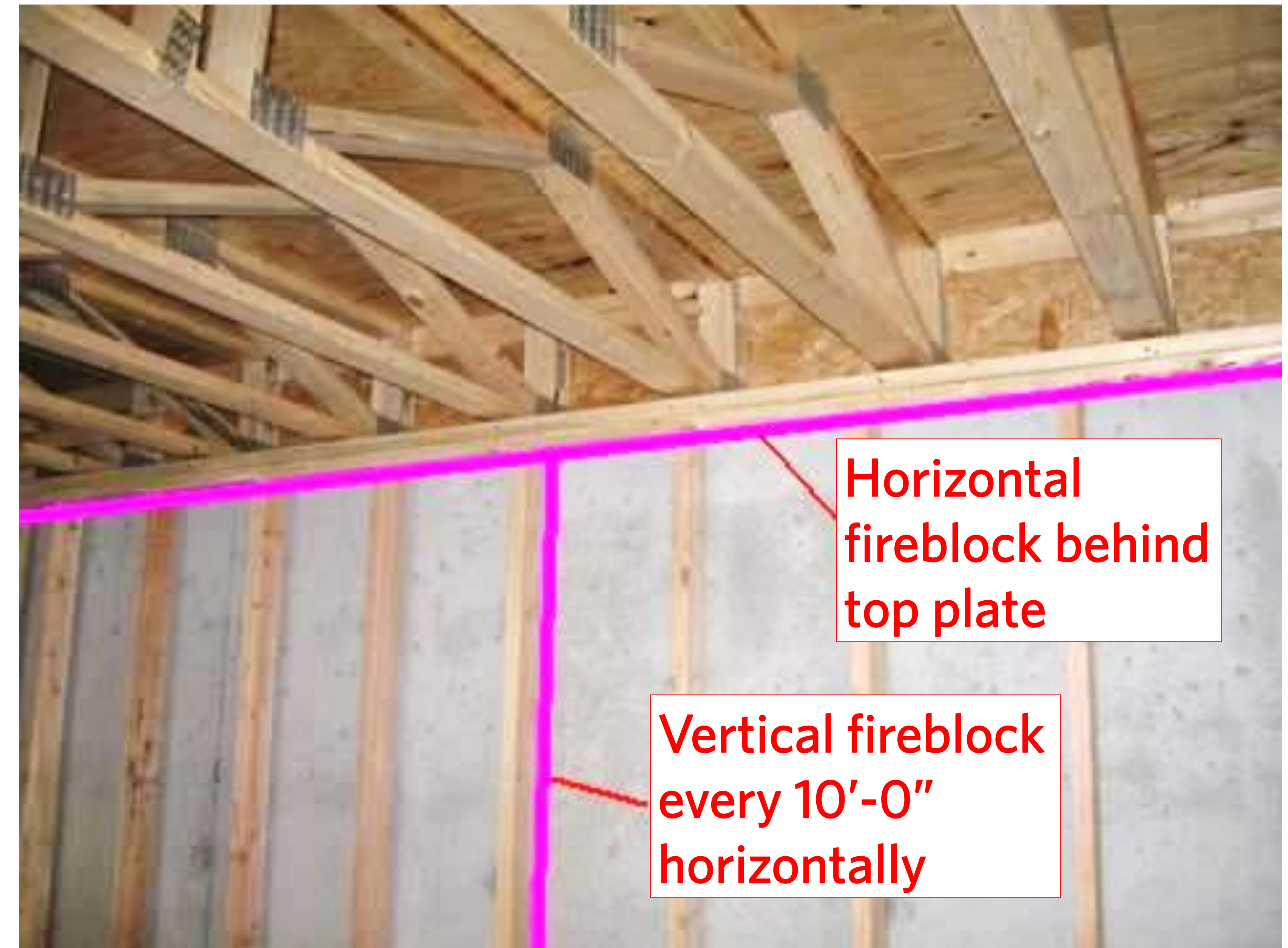


At Top & Bottom
of Stair Runs

FIREBLOCKING LOCATIONS



Around Masonry
Chimneys and Fireplaces



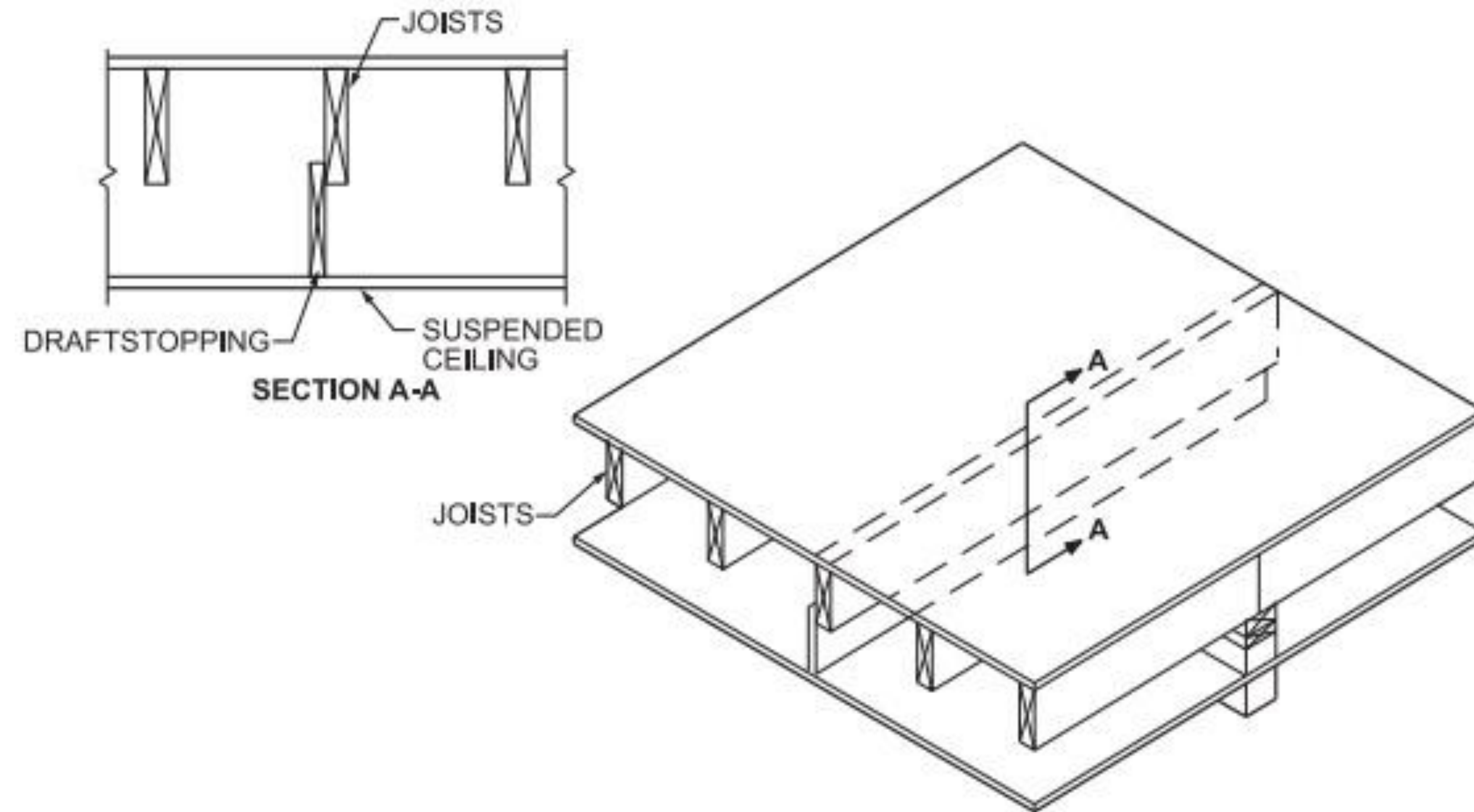
Behind 2x Furred-Out
Walls and Basement Walls

DRAFT STOPPING

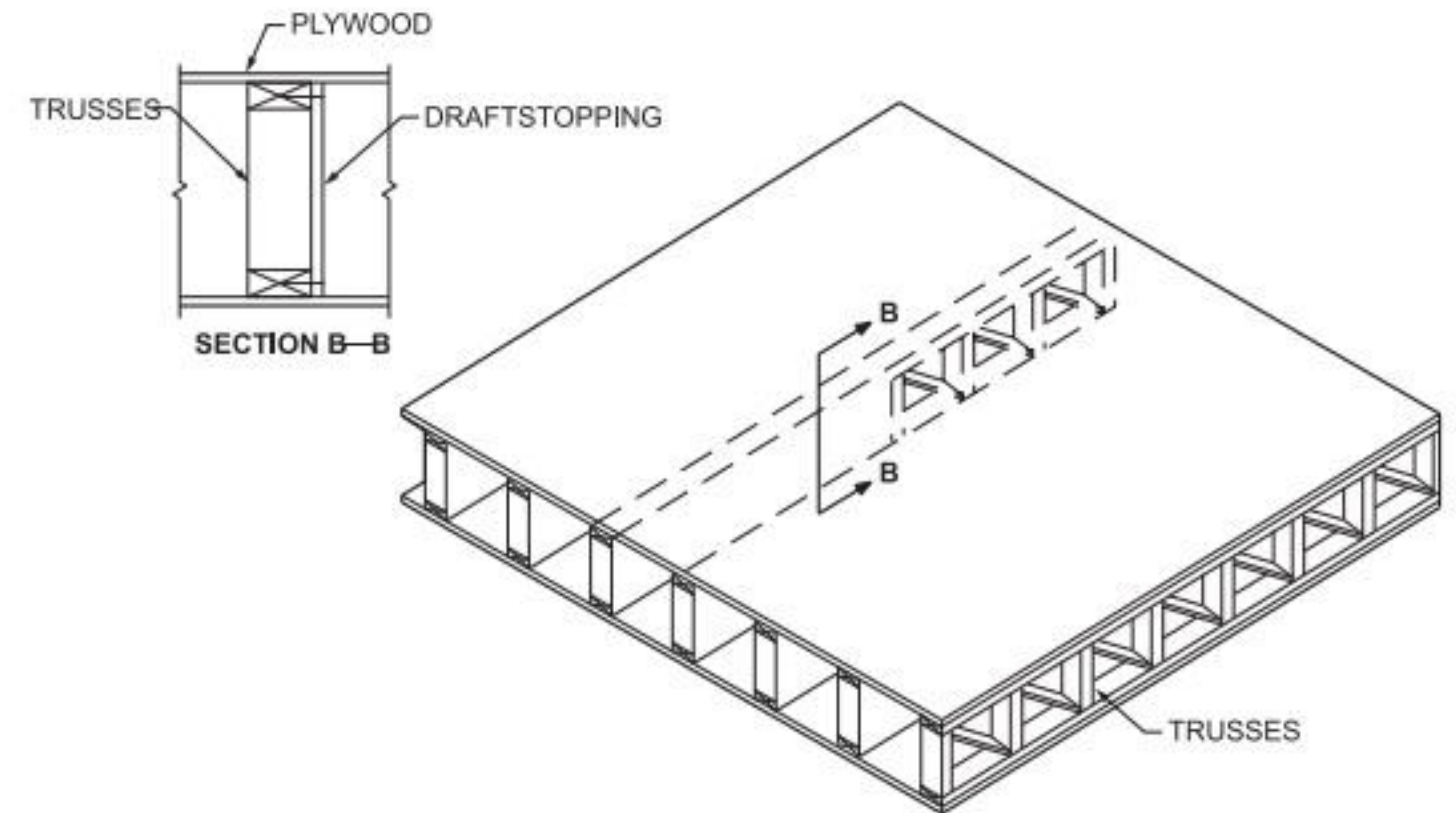
DRAFTSTOPPING REQUIREMENTS

- Draftstopping is required to limit the spread of fire through combustible spaces in floor/ceiling assemblies where such spaces create a connected area beyond the normal joist cavity.
- Examples include:
 - Ceiling is suspended under the floor framing.
 - Floor framing is constructed of truss-type open-web members.
 - Floor framing change of direction.
- Draftstopping shall be installed so that the area of the concealed space does not exceed 1,000 square feet.
- Draftstopping shall divide the concealed space into approximately equal areas.

DRAFTSTOPPING LOCATIONS



Draftstopping of Ceiling
Suspended Under Floor Framing



Draftstopping of Truss-
Type Floor Framing



MECHANICAL

FORCED AIR FURNACE

- Switch controlled lighting provided for servicing of equipment.
- Electrical receptacle is required at or near the appliance.
- Means of disconnect required within sight of appliance or the breaker is to be capable of being locked in the open position.
- Condensate drain required to drain by gravity to an approved drain or condensate pump.
- Drain-pipe minimum 3/4" with 1/8"/ft. slope.
- Minimum 30" working space



DUCTING

- Duct to ground minimum 4" clearance.
- Joints, seams, and fittings of ducts sealed with mastic or other approved means.
- Flex duct supported per manufacturer's specifications AND/OR:
 - Supports at intervals not exceeding 4'-0"
 - Supports at least 1-1/2 inches wide
 - Maximum sag of 1/4 inch per foot (1" max every 4'-0")
 - No kinks, crushing, or compression that restrict airflow
- Metal duct minimum support every 10'.



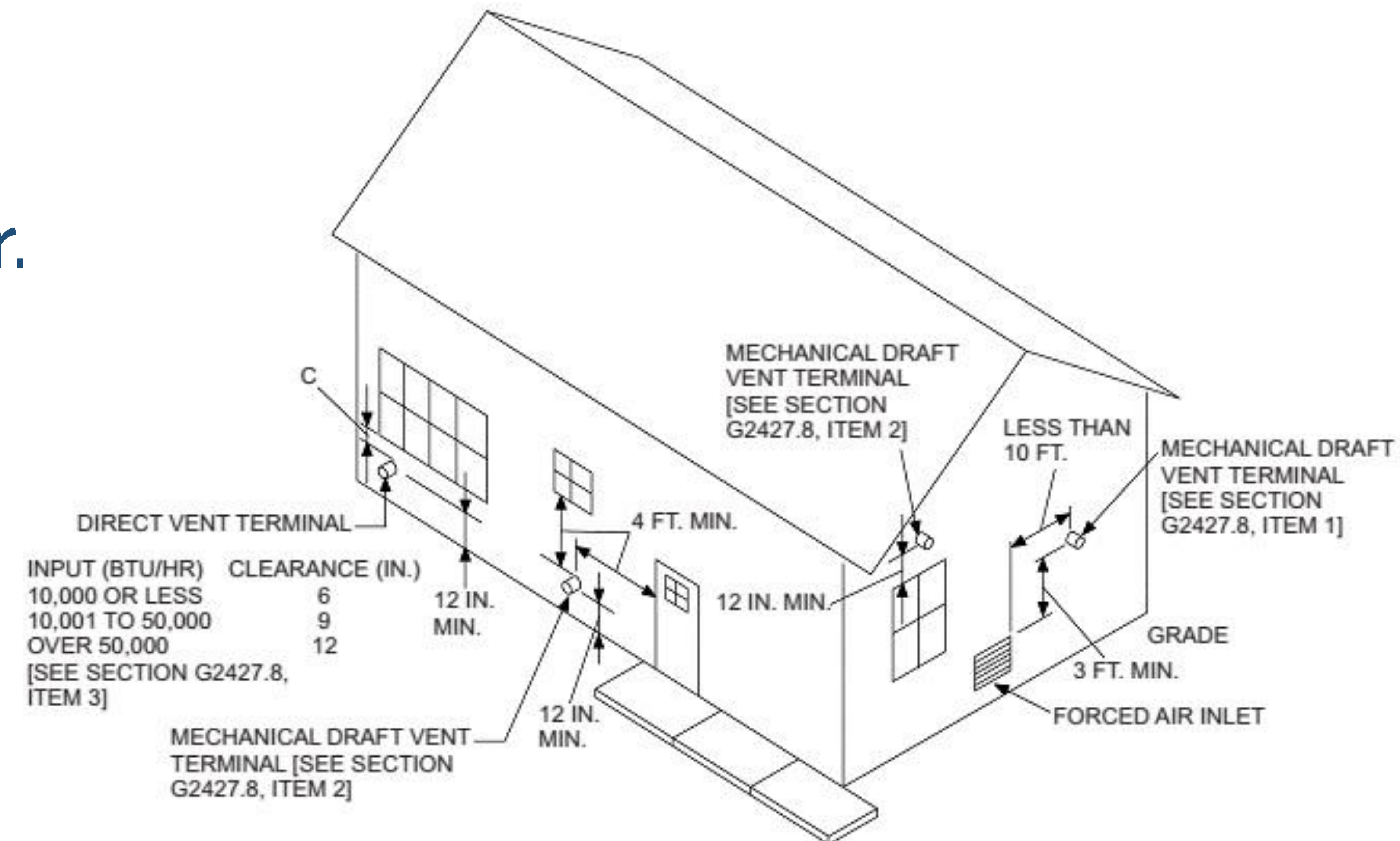
DUCTING (cont.)

- Intake cannot be taken from a closet, bathroom, toilet room, kitchen, garage, boiler room, furnace room, unconditioned attic or other dwelling unit.
- Return air inlets not located within 10' of any fuel burning appliance fire box or draft hood located in the same space.



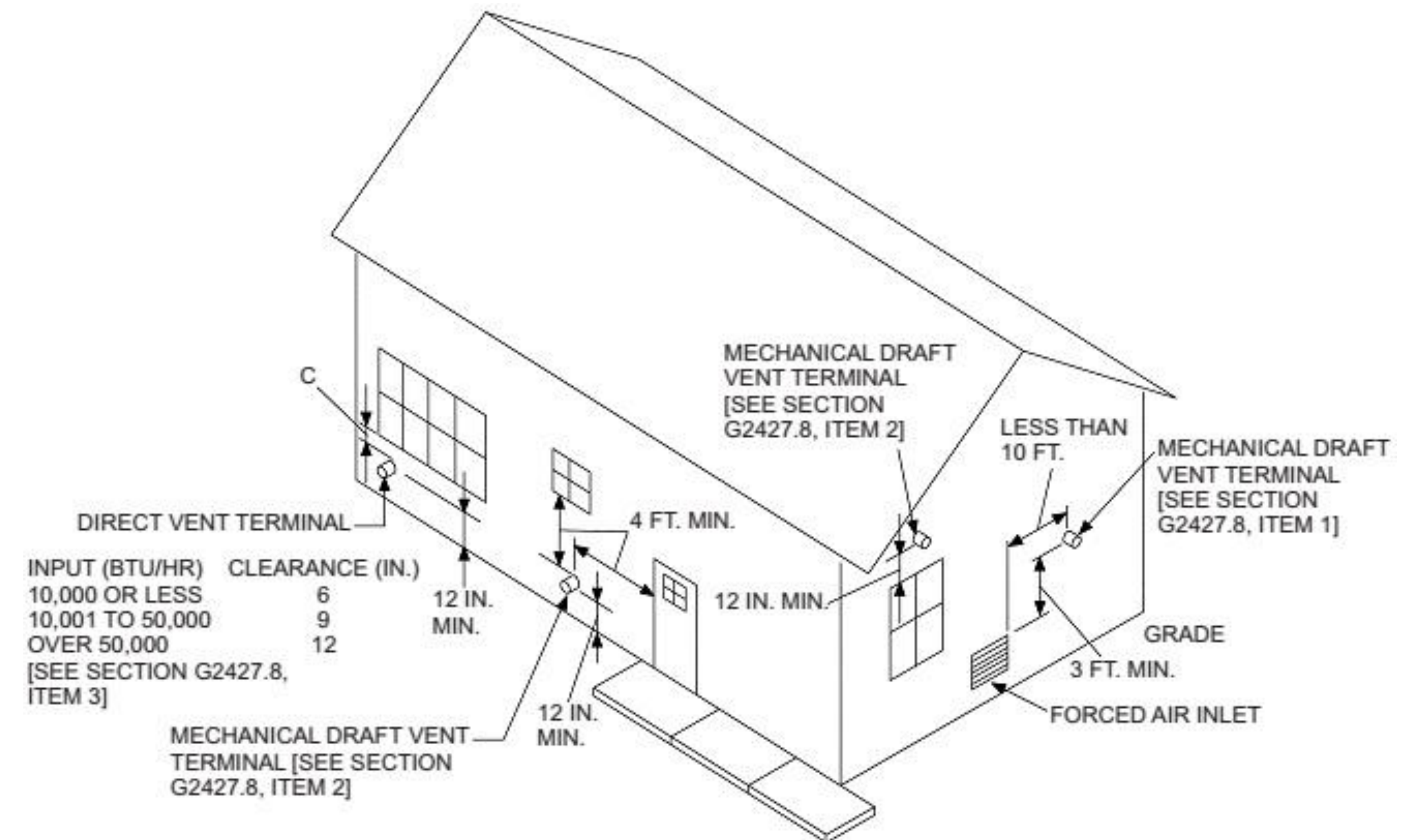
EXHAUST VENT TERMINATIONS TO THE OUTSIDE

1. Not less than 3 feet above a forced air inlet located within 10 feet horizontal.
2. Not less than 4 feet below, 4 feet horizontally from, or 1 foot above any door, window or gravity air inlet into a dwelling.
3. Not closer than 3 feet to an interior corner formed by two walls perpendicular to each other.
4. The bottom of the vent terminal shall be located not less than 12 inches above finished ground level.



EXHAUST VENT TERMINATIONS TO THE OUTSIDE (cont.)

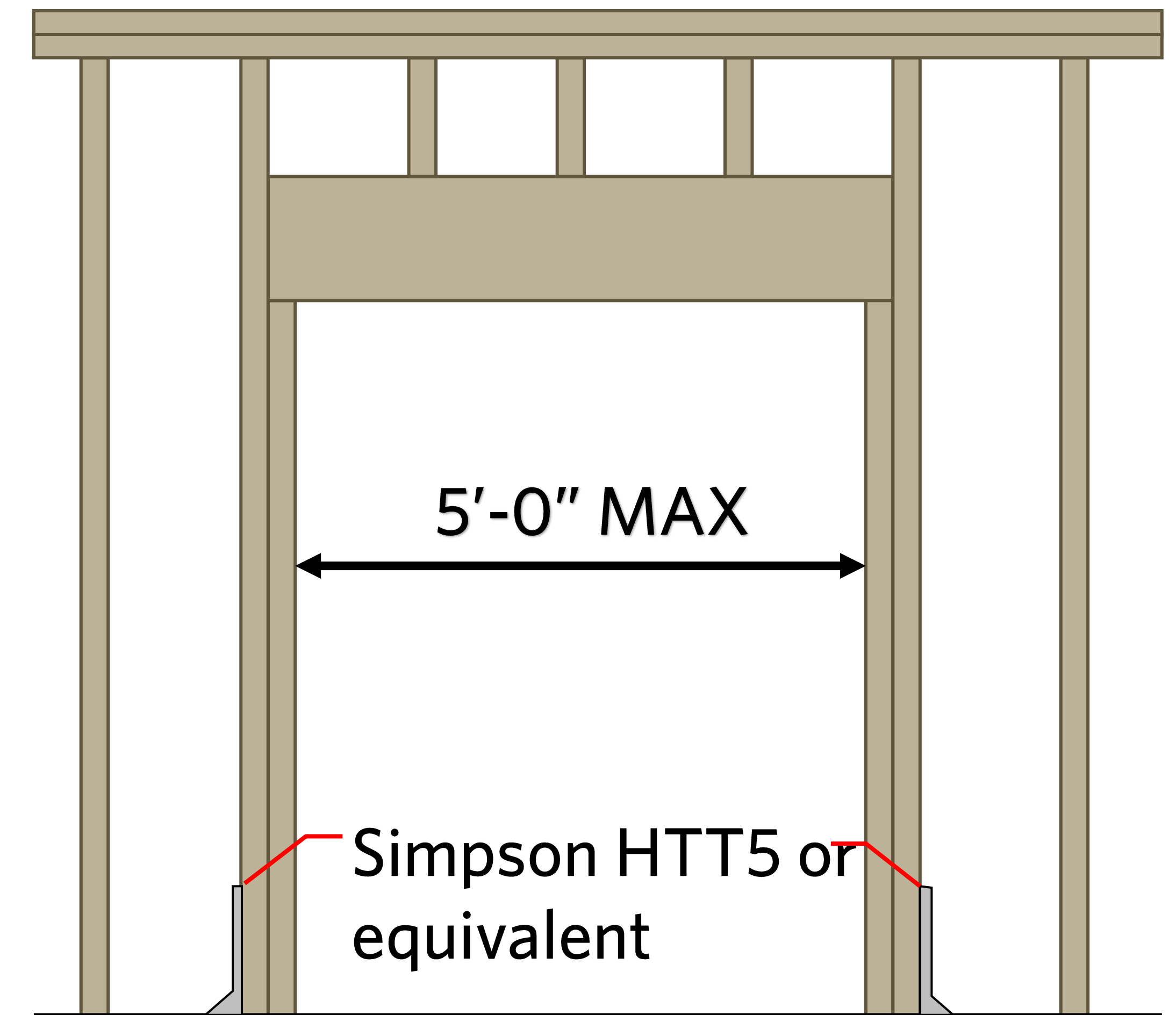
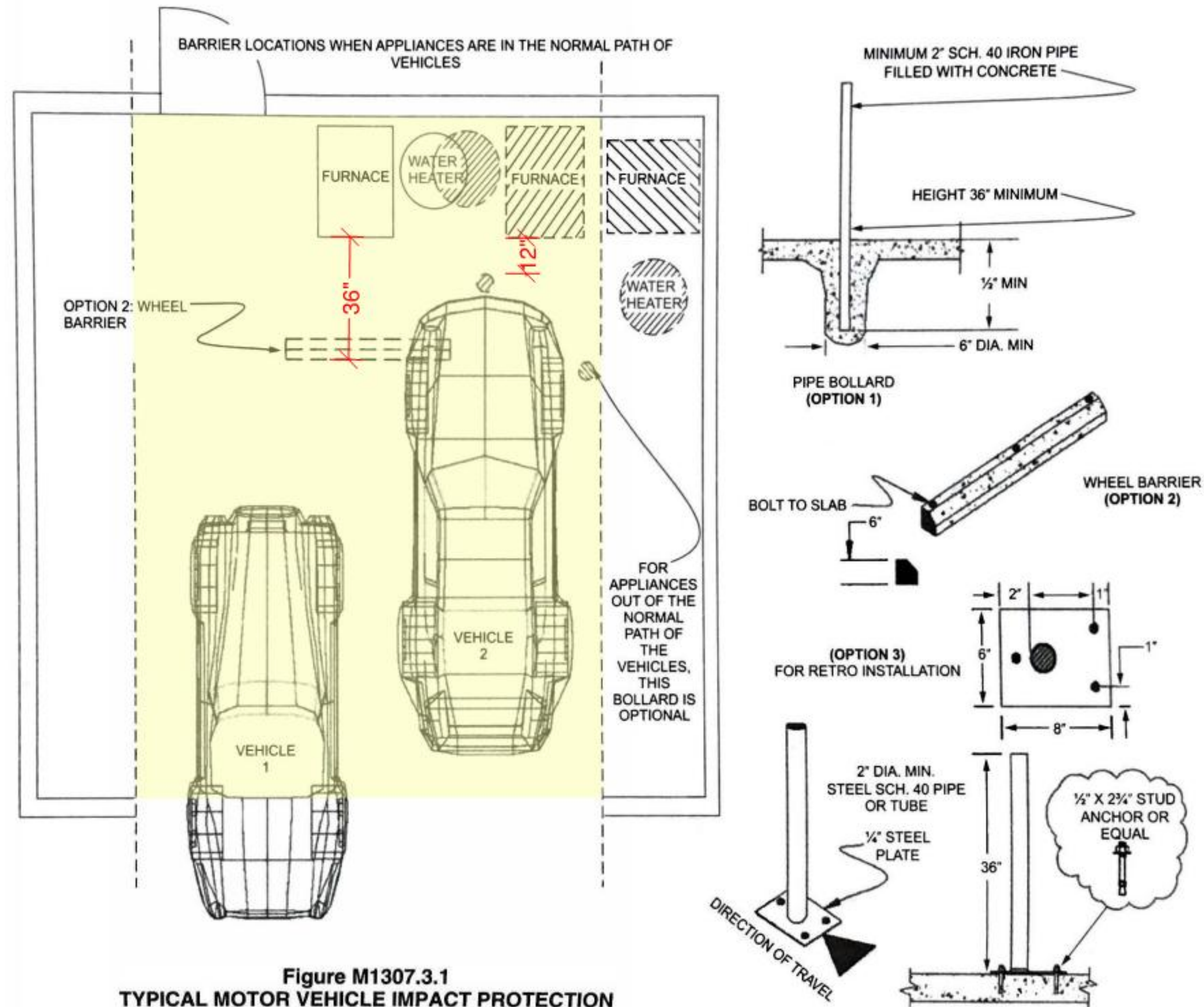
5. The vent termination shall not be mounted directly above or within 3 feet horizontally of a gas meter.
6. Power exhauster terminations shall be located not less than 10 feet from lot lines and adjacent buildings.
7. The discharge shall be directed away from the building.



VEHICLE IMPACT PROTECTION

- Appliances shall not be installed in a location subject to vehicle damage except where protected by *approved barriers*.
- *Approved barriers* must be installed where the appliances are exposed in the **normal path of travel of a vehicle (impact zone)** determined by the extents of the garage door opening width projected into the garage (yellow highlight in attached diagram).
- If any part of any appliance is located within the impact zone, then an *approved barrier* shall be installed adjacent to the appliance as indicated on the attached diagram **and** shall not impede with any doors or required maintenance clearances.
- If the appliances are located within a utility closet within the impact zone and the closet has a door opening 5'-0" or less in width, then no barrier is required. However, the utility closet door jambs shall be secured to the slab with a holdown anchor to provide addition restraint from impact.

VEHICLE IMPACT PROTECTION (cont.)



Simpson HTT5
or equivalent



CLOTHES DRYER EXHAUST DUCT

- Duct connector **4" minimum** or appliance outlet size.
- Clothes dryer exhaust ducts shall be **metal with smooth interior surfaces**, with joints running in the direction of air flow.
 - Semi-Rigid duct is allowed in the walls
- 2 Methods for **determining dryer duct length**:
 1. Exhaust duct doesn't exceed 35 feet.
 - a) Deduct 2.5' for each 45-degree elbow
 - b) Deduct 5' for each 90-degree bend;
 2. Max. length determined by the manufacturer's installation instructions when make and model of dryer are provided to the code official at rough in and deductions are calculated.



CLOTHES DRYER EXHAUST DUCT (cont.)

- Clothes dryer ducting run independently of other ducted systems, and shall convey moisture to the outdoors
- Exterior termination is backdraft dampered, with no screens, and 3' min. from away from any openings into building.
- Clothes dryer ducting concealed in construction must be labeled with the equivalent length. Label shall be located within 6' of the exhaust connection.



KITCHEN RANGE EXHAUST

- For kitchen range hood systems capable of exhausting more than 400 cfm, the code requires mechanical or natural makeup air at a rate approximately equal to the exhaust rate.
 - If mechanical, the damper must automatically open and turn on the HVAC fan when the kitchen range hood turns on.
 - If natural makeup, a passive inlet duct to the exterior shall be required with a damper that opens when the kitchen range hood turns on.
- Label the make up air damper



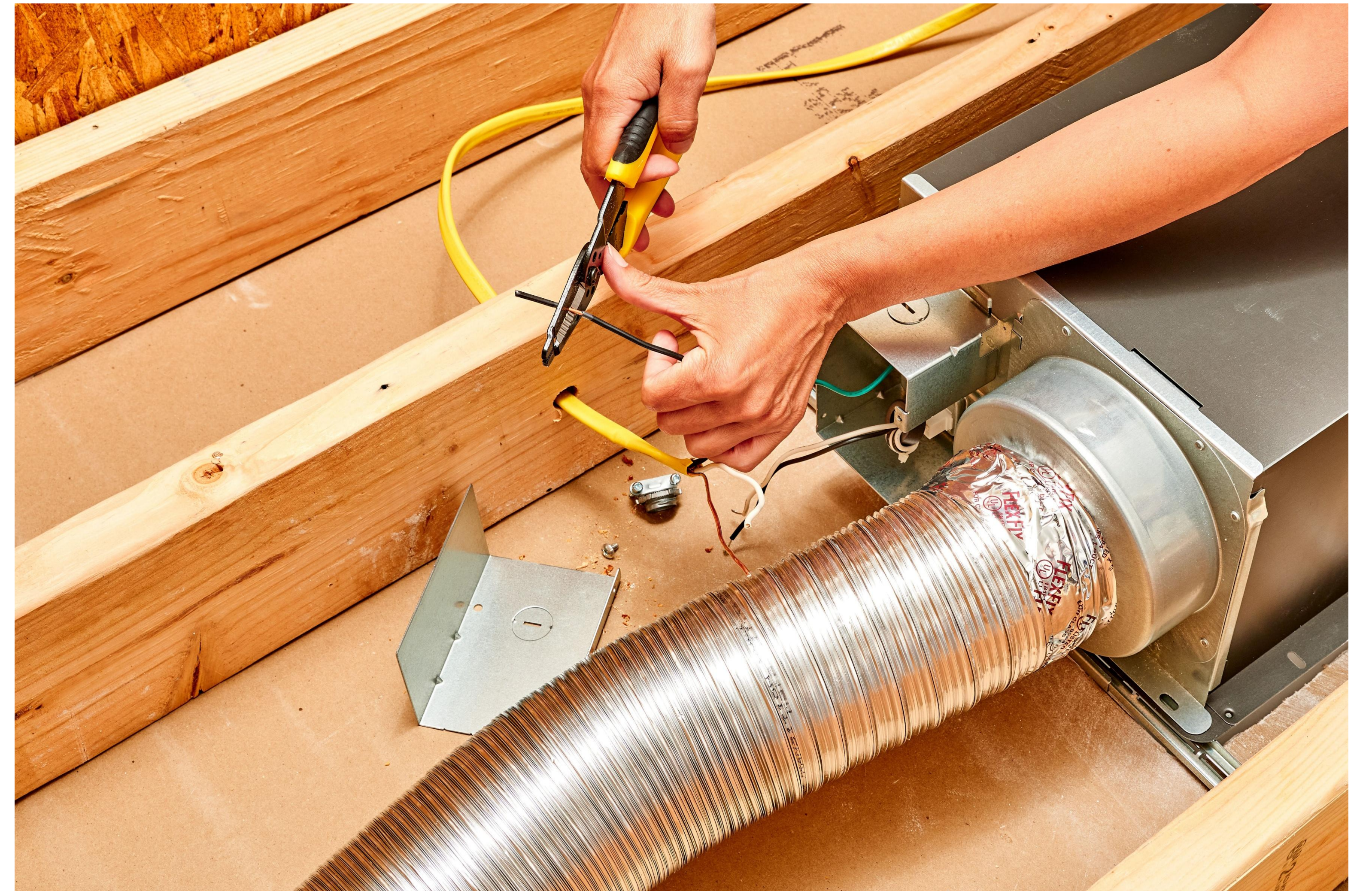
KITCHEN RANGE EXHAUST (cont.)

- Ducting is galvanized steel, stainless steel, or copper, with a smooth interior.
 - Exception: Ducts for domestic cooking appliances equipped with downdraft exhaust system, can be schedule 40 PVC, and comply with all 5 exception requirements.
- Exhaust duct shall:
 - Terminate outside
 - Be airtight
 - Is equipped with a backdraft damper
 - Shall be independent of all other exhaust systems.



BATHROOM EXHAUST VENTING

- Bathroom fans shall be 50 cfm minimum.
- Make sure you orient the fan so that the duct runs straight
- All exhaust ducts shall terminate outside the building
- Must be equipped with back draft dampers
- Must be insulated to a minimum of R-4 in unconditioned spaces such as attics and crawlspaces.



BLOWER DOOR TESTS

- Required to verify energy code compliance
- Blower door test must be filled out completely
- Must be posted inside the house for inspectors

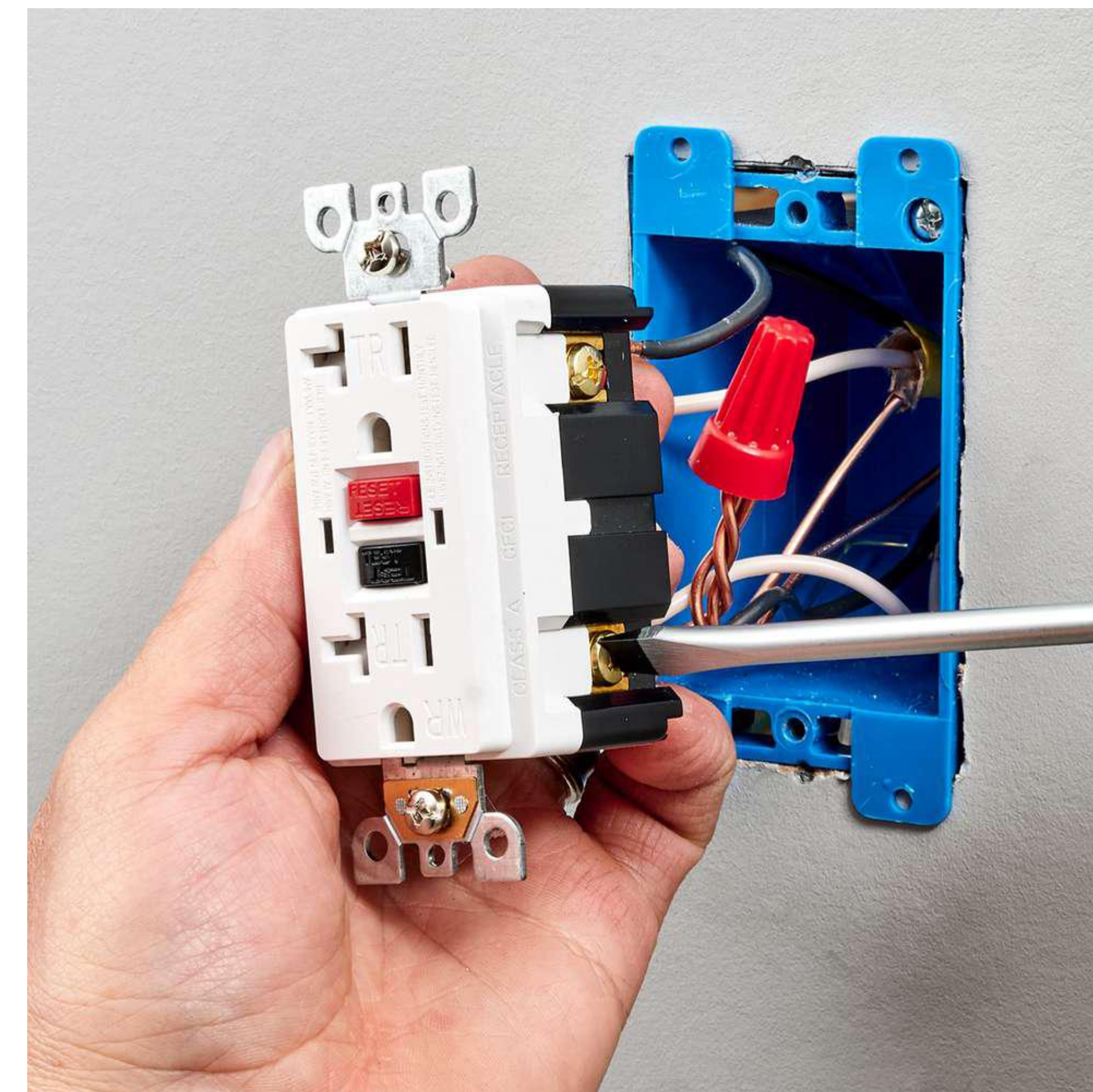




ELECTRICAL

GENERAL ELECTRICAL INSPECTIONS

- All breakers inside the electrical panels shall be labeled
- All basement receptacles must be in a GFCI circuit regardless if the basement is finished or not



KITCHEN ISLAND OUTLETS

- At least one GFCI outlet in the island:
 - Can be a rated popup outlet on top of the countertop
 - Can be on the side of the island
- For waterfall edge countertops that do not want any electrical outlet penetrations, the GFCI outlet may be:
 - Not more than 12 inches below the countertop
 - Not more than 6" beyond the bar extensions
 - This will likely require a false side panel as shown to install the outlet





PLUMBING

PLUMBING INSPECTIONS

- Maximum unregulated pressure 80 psi.
 - If you have more than 80 psi, then a pressure reducing valve (PRV) is required.
- Water hammer arrestors installed at all automatic shut-off devices
 - Dishwasher
 - Refrigerator with water dispenser and/or ice maker
 - Washer and Dryer



PLUMBING INSPECTIONS (cont.)

- If you remove more than 1/3 of the stud, you must install a stud shoe
- Final Inspections:
 - All fixtures installed and in working order
 - Toilets flush
 - Faucets work
 - Hot water supply working
 - Anti-scalding devices installed and working (120°F max)



BURRIED PIPES

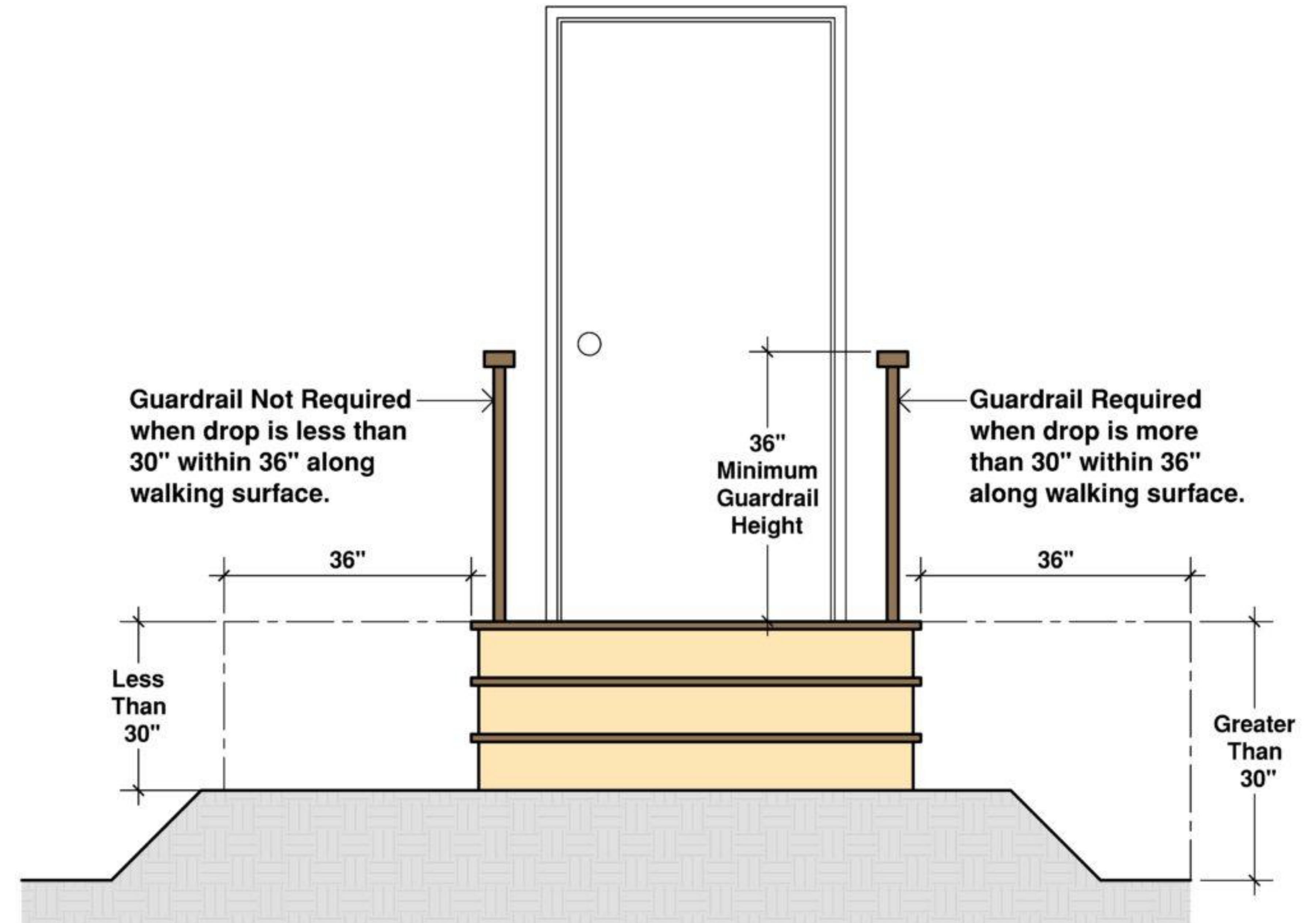
- Water pipes cannot be in the same trench as building sewer unless both of the following conditions are met:
 1. The bottom of the water pipe is at least 12" above the top of the sewer line
 2. The water pipe is placed on shelf excavated (virgin) soil
 3. The water pipe shall have 12" minimum clear horizontal distance from the sewer line
- For renovation projects, you will need to install a water column if you extend or relocate a sanitary line
- All sewer or septic taps require a 10' water column



GUARDRAILS

GUARDRAILS

- **Guardrails** are required when a walking surface is:
 - **More than 30 inches above the floor or grade below, measured vertically to the surface; and**
 - **Within 36 inches horizontally from the open side.**



GUARDRAILS LOADS

- Guardrails Posts are required to support a **single 200-pound concentrated load** at the top of the post
- **Guard Infill Components** are required to support a **horizontally applied nominal load of 50 pounds** on an area equal to 1 square foot.
- **Glazing** used in guardrails shall be **designed with a safety factor of 4.0**
 - **Must submit test data or engineering calculations to support design criteria**

TABLE R301.5MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (in pounds per square foot)	
USE	LIVE LOAD
Uninhabitable attics without storage ^b	10
Uninhabitable attics with limited storage ^{b, g}	20
Habitable attics and attics served with fixed stairs	30
Balconies (exterior) and decks ^a	40
Fire escapes	40
Guards and handrails ^d	200 ^h
Guard in-fill components ^f	50 ^h
Passenger vehicle garages ^a	50 ^a
Rooms other than sleeping rooms	40
Sleeping rooms	30
Stairs	40 ^c

For SI: 1 pound per square foot = 0.0479 kPa, 1 square inch = 645 mm², 1 pound = 4.45 N.

a. Elevated garage floors shall be capable of supporting a 2,000-pound load applied over a 20-square-inch area.

b. Uninhabitable attics without storage are those where the clear height between joists and rafters is not more than 42 inches, or where there are not two or more adjacent trusses with web configurations capable of accommodating an assumed rectangle 42 inches in height by 24 inches in width, or greater, within the plane of the trusses. This live load need not be assumed to act concurrently with any other live load requirements.

c. Individual stair treads shall be designed for the uniformly distributed live load or a 300-pound concentrated load acting over an area of 4 square inches, whichever produces the greater stresses.

d. A single concentrated load applied in any direction at any point along the [top](#).

e. See [Section R507.1](#) for decks attached to exterior walls.

f. Guard in-fill components (all those except the handrail), balusters and panel fillers shall be designed to withstand a horizontally applied normal load of 50 pounds on an area equal to 1 square foot. This load need not be assumed to act concurrently with any other live load requirement.

g. Uninhabitable attics with limited storage are those where the clear height between joists and rafters is 42 inches or greater, or where there are two or more adjacent trusses with web configurations capable of accommodating an assumed rectangle 42 inches in height by 24 inches in width, or greater, within the plane of the trusses.

The live load need only be applied to those portions of the joists or truss bottom chords where all of the following conditions are met:

1. The attic area is accessed from an opening not less than 20 inches in width by 30 inches in length that is located where the clear height in the attic is not less than 30 inches.
2. The slopes of the joists or truss bottom chords are not greater than 2 inches vertical to 12 units horizontal.
3. Required insulation depth is less than the joist or truss bottom chord member depth.

The remaining portions of the joists or truss bottom chords shall be designed for a uniformly distributed concurrent live load of not less than 10 pounds per square foot.

h. Glazing used in handrail assemblies and guards shall be designed with a safety factor of 4. The safety factor shall be applied to each of the concentrated loads applied to the top of the rail, and to the load on the in-fill components. These loads shall be determined independent of one another, and loads are assumed not to occur with any other live load.

UPCOMING SEMINARS

FROM CONCEPT TO COMPLETION: Navigating the Four Phases of Construction

PLANNING

(Develop Construction Documents)

02/03/26 Seminar:

Permit Smarter,
Not Harder:
The Ultimate
Pre-Permitting
Playbook



PERMITTING

(Application & Plan Reviews)

04/14/26 Seminar:

From Upload
to Approval:
The Easy Path to
Getting a Permit



CONSTRUCTION

(City Inspections)

06/30/26 Seminar:
08/25/26 Seminar:

Inspection
Ready!:
How To Pass
Your Inspections
the First Time



COMPLETION

(Certificate of
Occupancy/Completion)

09/22/26 Seminar:

Navigating Final
Approval with
Confidence:
Your Roadmap
to Occupancy



Next Build: Sandy Springs Seminars

Tuesday, July 28, 2026
2:00pm to 4:00pm

How to Properly Install and Flash Windows and Doors (presented by Pella Windows and Doors)

Tuesday, August 25, 2026
2:00pm to 4:00pm

Inspection Ready! How to Pass Your Inspections the First Time (Part II – Pools, Retaining Walls, Decks & Covered Porches)

Tuesday, September 22, 2026
2:00pm to 4:00pm

Navigating Final Approval with Confidence: Your Roadmap to Occupancy



Questions?



SANDY SPRINGS

COMMUNITY DEVELOPMENT

**If you have any questions,
please feel free to contact us!**

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