

Southampton County Department of Community Development Inspection List for the 2009 USBC

Southampton County Department of Community Development requires the listed inspections for residential structures under Virginia Residential Code, Sec. R113.3 Minimum inspections and R113.4 Additional inspections.

The following inspections shall be conducted by the building official / inspector when applicable to the construction or permit:

1. Inspection of Erosion & Sediment / Storm Water Management requirements.
2. Inspection of building orientation on lot in reference to zoning, wind bracing, and energy codes.
3. Inspection of footing excavations and steel reinforcement material for concrete footings prior to the placement of concrete.
4. Inspection of monolithic slab footing excavations, steel reinforcement, anchor placement, capacity of fill under slab and insulation prior to the placement of concrete.
5. Inspection of E&S measures and assignment of 911 addresses. (driveway must be installed)
6. Inspection of foundation / pier systems, including concentrated load path, anchor placement, footing projection, brick or block tie placement and size during phases of construction necessary to assure compliance with this code.
7. Inspection of preparatory work, soil or fill capacity, and insulation prior to the placement of concrete for slabs inside foundation walls.
8. Inspection of first floor structural system (boxing) including the bracing under interior brace wall panels, doubles under baring walls and load paths.
9. Inspection of wind brace lines, panels, rafter heel brace panels and nail patterns prior to concealment.
10. Inspection of electrical, mechanical and plumbing materials, equipment, and systems plus caulking and sealing of all penetrations in the building thermal envelopment, and insulating all required equipment prior to concealment.
11. Inspection of structural members (framing), fasteners, sealing of all joints seams and penetrations, sealing all openings between windows and door assemblies and their respective jambs and framing, sealing utility penetrations, drop ceilings or chases adjacent to the thermal envelope, knee walls, walls and ceilings separating the garage from conditioned space, insulation behind tubs and showers on exterior wall, and sealing of rim joist junctions prior to concealment.
12. Inspection of energy conservation material, including attic pull downs or hatches, barriers to contain blow-in insulation prior to concealment.
13. Final inspection, including Building Final, Health Dept. Operations Permit and E&S Final.

At the Application / plan review stage of the permit application process the builder must choose either the Testing options in Sec. N1102.4.2.1 and Sec N1103.2.2.1 or the Visual inspection option in Sec. N1102.4.2.2 and Sec N1103.2.2.2 of the Virginia Residential Code for the Air Barrier and Insulation Inspection.

The building thermal envelope is tested (N1102.4.2.1) by a Third Party inspector conducting a Blower Door Test. See Department of Community Development web page for Third Party application. The duct tightness is tested (N1103.2.2.1) by a licensed mechanical contractor conducting a Duct Buster Test and the results inspected by the building official / inspector in the same manner a plumbing pressure water line is inspected at R-in. See the Building Official for qualification necessary to conduct the test.

Should the Visual inspection options be chosen the type of inspection and phase of construction the inspections will take place are given on page 2 and 3 of this form.

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AIR BARRIER AND INSULATION INSPECTION

COMPONENT	CRITERIA
FRAMING INSP Air barrier and thermal barrier	Exterior thermal envelope insulation for framed walls is installed in substantial contact and continuous alignment with building envelope air barrier. Breaks or joints in the air barrier are filled or repaired. Air-permeable insulation is not used as a sealing material.
FINAL INSP Ceiling/attic	Air barrier in any dropped ceiling/soffit is substantially aligned with insulation and any gaps are sealed Attic access (except unvented attic), knee wall door, or drop down stair is sealed.
FRAMING INSP Walls	Corners and headers are insulated. Junction of foundation and sill plate is sealed.
FRAMING INSP Windows and doors	Space between window/door jambs and framing is sealed.
INSULATION INSP Rim joists	Rim joists are insulated and include in air barrier.
INSULATION INSP Floors	Insulation is installed to maintain permanent contact with underside of subfloor decking. Air barrier is installed at any exposed edge of floor. (including above garage and cantilevered floors)
INSULATION INSP Crawlspace walls	Insulation is permanently attached to walls. Exposed earth in unvented crawlspaces is covered with Class I vapor retarder with overlapping joints taped.
FRAMING INSP Shafts, penetrations	Duct shafts, utility penetrations, knee walls and flue shafts opening to exterior or unconditioned space are sealed.

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INSULATION INSP

Narrow cavities

Batts in narrow cavities are cut to fit, or narrow cavities are filled by sprayed/blown insulation.

INSULATION & FINAL INSPS

Garage separation

Air sealing is provided between the garage and conditioned spaces.

ELECTRIC R-IN INSP

Recessed lighting

Recessed light fixtures are airtight, IC rated and sealed to drywall. Exception - fixtures in conditioned space.

INSULATION INSP

Plumbing and wiring

Insulation is placed between outside and pipes. Batt insulation is cut to fit around wiring and plumbing, or sprayed/blown insulation extends behind piping and wiring.

PLUMBING R-IN INSP

Shower/tub on exterior wall

Showers and tubs on exterior walls have insulation and an air barrier separating them from the exterior wall.

ELECTRICAL R-IN OR FINAL INSP

Electrical/phone box on exterior

Air barrier extends behind boxes or air sealed type boxes **wall** are installed.

FRAMING & INSULATION INSP

Common wall

Air barrier is installed in common wall between dwelling units.

MECHINAL R-IN INSP

HVAC register boots

HVAC register boots that penetrate building envelope are sealed to subfloor or drywall.

FINAL INSP

Fireplace

Fireplace walls include an air barrier.