

## Leon County Building Inspection Most Common Violations

- 1) FEMA Elevation Certificate that establishes the finished floor elevation is not on the jobsite for slab and lintel inspections. **A blank copy may be obtained on page 13 of the following FEMA Website:** <http://www.fema.gov/pdf/nfip/manual200805/08cert.pdf>.
- 2) A Notice of Commencement, certified copy or notarized statement that a Notice of Commencement has been filed with the Clerk of the Court's Office is not posted on the jobsite as required by Florida Statute 713.13. **FS 713.13 Notice of Commencement:** Except for an improvement that is exempt pursuant to s. 713.02(5), an owner or the owner's authorized agent before actually commencing to improve any real property, or recommencing completion of any improvement after default or abandonment, whether or not a project has a payment bond complying with s. 713.23, shall record a Notice of Commencement in the Clerk's Office and forthwith post either a certified copy thereof or a notarized statement that the Notice of Commencement has been filed for recording along with a copy thereof.
- 3) Incorrect stairway construction (i.e. rise, run, landings, rails) as required by the means of egress section of the Florida Building Code, Residential. **R311.5.3.1 Riser height:** The maximum riser height shall be 7¾ inches. The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch. **R311.5.3.2 Tread depth:** The minimum tread depth, exclusive of nosing, shall be not less than 9 inches. Treads and risers of stairs shall be permitted to be so proportioned that the sum of two risers and a tread, exclusive of projection of nosing, is not less than 24 inches or more than 25 inches. The tread depth shall be measured horizontally between the vertical planes of the foremost projection of 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 3/8 inch.
- 4) Incorrect landings at the top and bottom of each stairway. **R311.5.4 Landings for stairways:** There shall be a floor or landing at the top and bottom of each stairway. Exception: A door at the top of a stair shall be permitted to open directly at a stair, provided the door does not swing over the stair. The width of each landing shall not be less than the stairway served. Every landing shall have a minimum dimension of 36 inches measured in the direction of travel.
- 5) Handrails incorrectly constructed on flights of stairways. **R311.5.6 Handrails:** Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches and not more than 38 inches.
- 6) Excessive cutting and notching of structural members as per the cutting, drilling and notching section of the Florida Building Code, Residential. **R602.2.7 Drilling and notching—studs:** Any stud in an exterior wall or bearing partition may be cut or notched to a depth not exceeding 25 percent of its width. Studs in nonbearing partitions may be notched to a depth not to exceed 40 percent of a single stud width. Any stud may be bored or drilled, provided that the diameter of the resulting hole is no greater than 60 percent of the stud width, the edge of the hole is no closer than 5/8 inch to the edge of the stud, and the hole is not located in the same section as a cut or notch.
- 7) Access panel to motors and pumps within whirlpool bathtubs are not shown on plans. Whirlpool bathtubs must have an access panel of sufficient size installed to provide access to the pump for repair and replacement of the pump as per the whirlpool bathtubs section of the Florida Building

Code, *Residential*. **P2720.1 Access panel:** A door or panel of sufficient size shall be installed to provide access to the pump for repair and/or replacement.

- 8) Not providing the make and model number of the air-conditioning cooling equipment as required by the Florida Energy Efficiency Code. 13-607.1.ABC.1.1 Cooling equipment capacity: The manufacturer and model number of the outdoor and indoor units (if split system) shall be submitted along with the sensible and total cooling capacities at the design conditions described herein.
- 9) Truss layout drawings are not provided with the permit application. Framing subcontractor and framing inspector need truss drawings and layout to ensure trusses are installed as per both the design engineer specifications and the wood trusses section of the Florida Building Code, *Residential*. **R802.1.6.1 Truss design drawings:** Truss design drawings, prepared in conformance with Section R802.1.6.1, shall be provided to the building official and approved prior to installation. Truss design drawing shall be provided with the shipment of trusses delivered to the jobsite.
- 10) Requesting a Certificate of Occupancy without having necessary final inspections signed off. The biggest problems seems to be; A) not having an approved driveway final inspection if the jobsite is located on a County maintained road, B) for multi-family, commercial, and industrial construction, not having an approved fire inspection final, C) not having an approved septic tank final inspection from the Health Department, (606-8359) if the site has a septic tank.
- 11) The house has been flipped or relocated on the site. The original orientation of the house shown on approved site plan must be maintained. Any change to the approved site plan must be resubmitted to have the changes approved by Development Services, Environmental and Building Inspection.
- 12) The perimeter edge of a monolithic slab is not of sufficient depth or height. Eighteen inches minimum depth is required as identified in the following code sections. **R403.1.4 Minimum depth:** All exterior footings shall be placed at least 12 inches below the finished grade. **PROTECTION AGAINST DECAY R319.1 Location required:** Wood siding, sheathing and wall framing on the exterior of a building shall have a clearance of not less than 6 inches from the finished grade.
- 13) There is not a proper slope of grade away from the building. **Section 10-8.301(j) Leon County Land Development Code:** In order to prevent flood damage due to overland sheet flow, all newly constructed detached single family, duplex, triplex and quadraplex structures and substantial improvements of structures, regardless of their location in or outside of an area subject to flooding, shall have their lowest finished floor elevation a minimum of one foot higher than the finished grade elevation at a distance of five feet from the foundation.
- 14) Jobs not ready for inspection. All inspection requests called into the IVRS before midnight will be inspected the following workday. To ensure your inspection will be performed, the work should be ready to inspect by 8:00am on the day the inspection is requested. Work not ready by 8:00am may be disapproved if the inspector arrives at the site before the work is complete. All time specific inspection requests should be verified with your inspector. Inspectors may be contacted each morning Monday through Friday between the hours of 7:30 and 8:00a.m.
- 15) Cost of improvement section of the application not filled in correctly. In order to verify

compliance with Florida Statute 713 (Construction Lien Law), accurate cost of improvement information must be supplied by the applicant. Failure to do so could lead to disciplinary action against the contractors' license.

- 16) Not providing accurate breaker sizes for new and retro-fit a/c systems. **NEC Article 440.6 (A) Refrigerant Motor-Compressor:** For a refrigerant motor-compressor, the rated-load current marked on the nameplate of the equipment shall be used in determining the rating or amperage of the disconnecting means and the branch-circuit conductors. **M1307.1 Appliance Installation;** Installation of appliances shall conform to the conditions of their listing and label and the manufacturer's installation instructions.