

COLUMBUS TOWNSHIP

TO ALL APPLICANTS

Below is a listing of the most common code violations found in residential construction during various building inspection phases. This list by no means contains the **only** types of violations found, nor does it include electric, plumbing and heat systems. However, these very common violations can cause delays in your construction, and money to correct. If you have any questions about this list, please ask!

FOUNDATIONS:

- **Failure** to stake property lines and set foundation within required setbacks.
- **Failure** to provide 2"/6" bottom/top of gravel cover over perimeter drain tile.
- **Failure** to use filter membrane over drain tile.
- **Failure** to brace foundation walls before backfill.
- **Failure** to provide crack controls in concrete floors when in excess of 30 feet in any direction. Such control may be standard continuous control joints, saw cuts, 6 x 6 wire or fibre impregnated concrete.
- **Failure** to install 6 mill Visqueen under concrete basement floor.
- **Failure** to maintain a minimum 6" to 8" from finished grade to foundation sill. This includes all walk-outs.

FRAMING:

- **Failure** to provide adequate tread depth on stairs – minimum 9" with 1" nose measured nose to nose, or exceeding riser height – maximum 8-1/4" high.
- **Failure** to provide adequate headroom over stair systems – minimum 6'8".
- **Failure** to replace or repair joists overbored or notched for electric, plumbing & heat lines – See building code for requirements.
- **Failure** to have fireplace installed or constructed at time of rough inspection.
- **Failure** to provide roof sheathing clips or blocking as required by lumber grade and thickness of sheathing.
- **Failure** to provide roof underlayment **on all roof** systems regardless of slope. – See code for required material.

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FRAMING:

- **Failure** to provide emergency egress windows in bedrooms having a **net clear opening** of 5.7 square, or 5 square for grade floor windows. – Check with your supplier.
- **Failure** to provide approved engineering data approving the alteration of design framing systems such as roof trusses, floor trusses, etc.

INSULATION:

- **Failure** to provide required draft or flow through baffles from soffit to attic space to maintain minimum 1/150 vented area.
- **Failure** to tuck and roll or over cut insulation in wall cavities/bottom which will allow cold air to migrate to the interior and cause condensation on the walls.
- **Failure** to provide vapor barrier over all insulation. In small wall cavities, less than 16"OC, batt is packed without vapor barrier. This may create same condition as stated above.

FINAL BUILDING:

- **Failure** to provide handrails on all stair systems – minimum/maximum height 30"-38". Handrails cannot have a cross sectional grip exceeding 2-1/4" and ends shall return to walls or posts. The handrail requirement includes deck stair systems.
- **Failure** to secure walk outs against opening when decking or landings and stairs are not provided.