

Common Building Code Violations
City of Mt. Pleasant
Jack Swarm – Building and Zoning Administrator – 385-1474

Jobsite/Inspections

- Permit not obtained
- Permit not displayed on job site
- Address not on building/jobsite
- Inspections not requested (generally, inspections are required before any work is covered, and when job is complete)
- Long weeds/grass on job site
- Silt barriers not installed where silt can run off-site or into city storm sewers

Stairs, Handrails, Guards

- No hand railing/improper hand railing when 4 or more risers
- Guards less than 36" (residential)
- Guards allow a 4" sphere to pass through
- Flush overhangs on leading edge of stair treads (residential)
- Square edges (no radius) on leading edge of stair treads
- Risers on steps permit a 4" sphere to pass through
- Interior stairs not fire protected with 20 minute barrier on underside

Framing

- No fire blocking around bathtub drain plumbing (pack with mineral wool insulation)
- Floor/ceiling level penetrations not sealed (penetrations from wires, pipes, ductwork, etc.)
- Incorrect fasteners used with joist hangers
- Trusses inadequately braced, Truss design drawings with bracing instructions not provided to inspector
- Rat runs inadequately fastened to gable walls
- Sheathing nails overdriven
- Edges of all sheathing nailed less than every 6"
- Sheathing not nailed every 6" into bottom plate
- nails into pressure treated wood not ACQ approved
- Anchor bolts countersunk into bottom plates
- long header without double jack studs (generally over 8')
- Basement walls parallel to floor joists not braced/blocked into floor system

Decks

- Decks – joists on ends of ledger boards not supported with hangers (use a Simpson LUC210Z, LUC26Z, or similar)

- No ledger flashing, flashing not tucked under rain barrier
- Call for inspection before finish materials applied

Insulation, Air Sealing

- Thermal envelope not sealed properly
- Penetrations/joints in envelope not sealed (electrical boxes, plumbing, recessed lighting, etc)
- Fiberglass insulation packed too tightly
- Insulation not neatly trimmed around wiring, pipes, boxes, etc
- No ventilation in vaulted ceilings
- Less than R39 insulation in vaulted ceilings
- Return air in framing cavities not in ducts (state code)

Misc. Items

- ADA accessibility in commercial – no 60" turning radius in bathrooms, sinks mounted >34", accessory items mounted improperly
- Exhaust vents not venting to exterior
- Exhaust vents venting into soffits
- No pan under water heaters where required
- Ladder not permanently installed in escape wells deeper than 44"
- Ice and water dam not extended 2ft into living area
- Radon system not installed/properly sealed
- Sump pump lid not sealable/gasket type
- No dirt leg on gas piping
- Rebar not covered properly with concrete (1.5" in forms, 3" formed by earth)

Electric

- Conductors in conduit not de-rated (10 12awg conductors need de-rated to 15 amps)
- Light fixtures too close to reserved closet storage space
- Rebar ground not installed
- Intersystem bonding connector not installed
- Dedicated circuits for laundry, bathroom, appliances, etc., has other rooms, lights, or receptacles on it
- Circuits for microwave, fridge, dishwasher, garbage disposal, etc., in kitchen not arc-fault protected
- Bonding jumpers not used for metal service conduits and enclosures

- Available fault current calculation not performed for commercial and multifamily projects
- Wiring for furnaces/water heaters not in conduits
- 14ga conductors tapped onto 12ga conductors and not de-rated
- Grounded conductors not bonded at first disconnect
- Grounded conductors bonded in feeders