



Tellico Reservoir

DEVELOPMENT AGENCY

Effective October 1, 2014

Building Inspections & 2012 Building Code Adoption

Inspection of your residential construction property will be made within three (3) working days after notification to TRDA's Building Inspector. Permit holder or contractor should contact the Inspector, Dwayne McMahan, by calling him directly at (865) 719-2145 for inspections.

Building Permit signs must be posted at Jobsite or no inspections will take place.

Footing Inspection- Prior to placement of concrete
After steel reinforcement has been placed
After bulkheads are placed
No Standing water at bottom of footings
Either (3) # 4 steel reinforcement (rebar) or (2) #5 steel reinforcement (rebar) are required in all footings.

Slab Inspection- This is a three part Inspection

*1. Foundation Wall Inspection-*After foundation walls have been laid and prior to concrete being placed in wall. If wall is over 10'; in height then a Professional Engineer must prepare a letter stating how the wall and footing must be constructed.

2. Under slab Plumbing Inspection- Prior to stone backfill of pipes. Plans must be available for Drain Fixture Unit count. Either a water test or pressure test will be conducted. Water test with 10' head must be placed where it can be easily observed or the applicant must provide a sturdy ladder. Pressure tests are accepted, the applicant must provide a pressure gauge as specified in the code. Radon Gas 3" Tee must be placed in stone.

3. Thickened slabs & Foundation- Plans must be available for thickened slab locations. Weatherproofing of foundation walls, Anchor bolts or straps placement and foundation drains will be checked.

* If you are using a pre-cast foundation system, please contact the Building Inspector for inspections that are required.



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Floor Framing Inspection-
(Crawlspace Only)

Prior to placement of floor sheathing, after foundation wall, floor joists and masonry piers have been installed. Have floor truss or TGI layout available if applicable.

Framing Inspection-
(Includes Plumbing & Mechanical)

This is a two part Inspection

1. Prior to Insulation, have pre-engineered truss layout available. Have all window and door installation instructions available. Plumbing drain lines and water supply lines must be tested. BTU gas loads must be known to check gas line sizes. ***All fireplaces must be installed prior to inspection.***
2. Insulation Inspection after framing rough-in. R-13 in walls R-19 in floors between conditioned and unconditioned and a U factor of .35 in windows or greater unless skylights and other exceptions. R38 in sloped ceiling and attics at final inspection.

Final Inspection-

After completion of all construction, including final grading and driveways. Prior to occupants moving in or storing contents in structure.

CONTACT:

Dwayne McMahan, TRDA Building Inspector
At (865) 719-2145



2012 IRC Code changes

The building permit applicant is responsible for being familiar with the 2012 International Residential Code (IRC). TRDA has made local amendments to the Building Codes. If you would like to obtain a copy of these amendments please let us know. Listed below is a summary of some of the changes in the 2012 IRC.

1. Protection from impact is now required for all appliances located where they are subject to vehicle impact such as in a garage. Approved barriers include a 2: sch. 40 iron pipe filled with concrete set in 6" dia. X 12" deep concrete or bolted to the slab with 3-1/2" X 21/4" anchors or a wheel stop barrier bolted to the slab. Code section M1307.3.1.
2. Winders are now required to have a minimum tread depth of 6" at the narrow end. Code section R311.7.5.2.1
3. Fire protection of floors is now required by using 1/2" gypsum or 5/8" wood structural panels on the underside of floors built with trusses, I-joists or joists smaller than 2 X10. This does not apply to floors directly over crawlspaces. Code Section R501.3
4. Deck ledger connection to band joist spacing of 1/2" lag screws has been reduced as follows: 30" O.C. for deck joists less than 6'; 23" for 6' to 8'; 18" for 8' to 10'; 15" for 10' to 12'; 13" for 12' to 14'; 11" for 14' to 16' and 10" for 16' to 18'. Code section R507
5. Masonry veneer anchors spacing has been increased to allow for a maximum of 32" O.C. horizontally which would require a maximum of 12" O.C. vertically to maintain the 2.67 s.f maximum per anchor. Code section R703.7.4.1
6. Flashing at Foundation is now required for adhered masonry veneer. This must be a minimum 26 ga. Galvanized or plastic with a 3 1/2" attachment flange and must extend a minimum of 1" below the foundation plate line. The required water resistive barrier shall lap over the attachment flange. Code section R703.12.2



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7. Drip edge at eaves and gables is now required for all shingle roofs. Code section R905.2.8.5
8. Clothes dryer exhaust duct has been increased to 35' feet, Code section M1502.4.4.1.10
9. Mechanical system piping R-3 insulation required for systems carrying fluids over 105 degrees or below 55 degrees.
10. Carbon monoxide alarms are now required just outside of the bedrooms in homes with fuel-fired appliances or with an attached garage. These are required to be electric and interconnected if there are multiple detectors. Code section R315

CONTACT: Dwayne McMahan at Cell: (865) 719-2145
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