

Leon County Building Inspection

10 Most Common Violations

1. Need copy of FEMA Elevation Certificate on jobsite for the inspection that establishes the finished floor (ie Lintel Inspection for a wood floor system or Slab Inspection for a concrete floor. **Copy included as attachment 1 or from the following Website www.fema.gov/library/elvinst.htm**
2. Filing of a Notice of Commencement as required by Florida Statute 713.135.
3. Stairway construction (ie rise, run, landings, rails) as required by section 1007 of the 1997 Standard Building Code.
4. Emergency egress windows installed as per section 1005.4 of the 1997 Standard Building Code.
5. Excessive cutting and notching of structural members as per sections 2308.7 and 2307.3.5 of the 1997 Standard Building Code.
6. Framing subcontractor and framing inspector need truss drawings and layout to ensure trusses are installed as per both the design engineers specifications and section 2309.2 of the Standard Building Code.
7. Whirlpool bathtubs must have an access panel installed to allow repair and replacement of pump as per section 409.14.1 of the 1994 Standard Plumbing Code. **“An access panel of sufficient size shall be installed to provide access to the pump for repair and replacement”.**
8. Sleeving copper water lines exposed to concrete to protect against corrosion as required by section 304.1 of the 1994 Standard Plumbing Code. **“Pipes passing through walls shall be protected from breakage. Pipes passing through concrete or cinder walls and floors or other corrosive material shall be protected against external corrosion by a protective sheathing or wrapping or other means that will withstand any reaction from lime and acid of concrete, cinder or other corrosive material.”**
9. Applying for a building permit in Killearn Lakes without having architectural review clearance letter for jobsites stormwater drainage system.
10. Requesting a Certificate of Occupancy without having necessary final inspections signed off. The biggest problems seem to be; A) not having a driveway final (IVRS code 800) if the jobsite is located on a County maintained road, B) for multi-family, commercial, and industrial construction, not having fire final (IVRS code 908), C) not having septic tank final from the Health Department (488-3003), if the site has a septic tank.