

INDEPENDENT INSPECTIONS, LTD.

Conditions of Approval

Revised 12/11

Based on the Uniform Dwelling Code SPS 320-325 your building plans have been **CONDITIONALLY APPROVED** and subject to the following conditions and all notes on plans and survey. **This list is not to be considered all-inclusive.** The complete code is available online at: <http://www.commerce.state.wi.us/SB/SB-DivCodes.html> or call 1-800-DOC-SALES

- POST BUILDING PERMIT CARD IN A CONSPICUOUS PLACE AT THE BUILDING SITE
- POST ADDRESS NUMBERS IN A CONSPICUOUS PLACE AND PER LOCAL ORDINANCE
- PROVIDE CONTRACTOR WITH THE APPROVED PLAN AND THESE CONDITIONS OF APPROVAL.
- **PLEASE CANCEL/RESCHEDULE INSPECTION WHEN NOT READY TO AVOID REINSPECTION FEE.**

Foundation insulation shall be R-_____ from _____ to _____ and window R-values shall be _____ per the thermal performance data submitted with plans.

- Please provide **safe** means (approved ladder, etc.) to access areas for which an inspection request is made.
- Footings shall comply with SPS 321.15 and verification shall be provided if requested.
- All footings, foundations and lintels shall be installed min. 48" below grade. SPS 321.16.
- Drain tile installation is required per SPS 321.17.
- Structures including garages shall be anchored to foundation per SPS 321.18(1)(c).
- Foundation wall reinforcement shall be provided per SPS 321.18(2) & (3) and shall be inspected before concealment per SPS 320.10.
- Back fill for garage and basement floors shall be clean sand, gravel or crushed stone per SPS 321.20.
- Spans and loads shall be determined by structural analysis or the provisions of SPS 321.
- Provide make-up air for exhaust fans per SPS 323.02(3).
- Garage door headers shall be engineered components or per SPS 321.25(3).
- Do not stack shingles over 4 bundles high on trusses when loading. Do not drop.
- Bedroom windows shall conform to SPS 321.03(6), min. clear opening size of 20" x 24".
- Exterior wall shall be braced at the corners according to SPS 321.25(8).
- Joints in top plate shall be separated by 2 (two) stud spaces min. First top plate must join over studs. SPS 321.25(2).
- Smoke detectors shall be installed per SPS 321.09, hard wired, interconnected, with battery backup.
- Provide fire blocking per SPS 321.085.
- Fans shall terminate at the exterior of the building per SPS 323.02(3).
- Stairs, ladders, and ramps shall comply with SPS 321.04, 321.042, and 321.045.
- Seal penetrations in top and bottom plates in wall **prior** to insulating per SPS 322.37(3).
- Air leakage and joint penetration sealing shall conform to SPS 322.37.
- Attic ventilation per SPS 322.39.
- Provide attic scuttle per SPS 321.07, SPS 321.08.
- Light and vent shall be provided per SPS 321.05.
- Notching and boring shall comply with SPS 321.22, 321.25 and 321.27.
- Vapor retarder requirement per SPS 322.38.
- Fireplaces shall comply with subchapter SPS 321.29 - 321.32.
- The requirements of the thermal performance (heat calcs) data submitted shall be followed.
- Window and door (fenestration) rating and labeling per SPS 322.36. **DO NOT REMOVE LABELS**
- Doors used as exits (min 2'-8" door) shall have at minimum a 36" x 36" landing with no greater than an 8 inch riser(s).
- Sliding doors used as the required second exit shall have 2'-6" clear opening width.
- Insulation installation and identification shall be applied according to SPS 322.20.
- Glazing shall consist of safety glass as required by SPS 321.05(3).
- Recessed lighting fixtures shall conform to SPS 322.37.
- Pipe and duct insulation shall be provided per SPS 322.42, 322.43 and 322.44.
- LVL beams may follow engineered specs.
- Provide a copy of manufacturer's specs/structural analysis on all trusses, engineered components, repairs and a copy of the thermal performance data on site at all times.
- Electrical Panel must be removed by responsible party before final inspection and then reinstalled after inspection.
- Carbon Monoxide detectors shall be installed per SPS 321.097 hard wired, interconnected, with battery backup.

Contractor/Homeowner _____

**STANDARD CONDITIONS OF APPROVAL
EROSION CONTROL**

Permit Number _____

Project Address _____

The property owner/applicant is responsible for compliance with SPS 321.125 and Conditionally Approved Plan.

- Erosion control measures shall be in place before beginning any excavating.
- Erosion control measures shall be placed along downslope areas as required to prevent or reduce erosion where erosion during construction will result in a loss of soil to:
 - waters of the state
 - public sewer inlets
 - adjacent properties
- Slopes greater than or equal to 12% are not considered stabilized by seeding or mulching unless used in conjunction with tackifier, netting or matting.
- A non-tracking access roadway shall be installed prior to framing above the first floor decking. Use of aggregate stone with minimum 3" - 6" diameter is recommended for access drives, 6" depth, 50' length unless natural conditions such as sandy soils or solidly frozen soil already provide non-tracking access.
- Remove tracking (i.e. sediment) from street at the end of each work day. Maintain all road drainage systems and tracking provisions, storm water drainage systems and control measures
- Repair any erosion damage to adjoining surfaces and drainage ways resulting from land disturbing activities.
- All soil storage piles shall be located at least 25 feet from any downslope road, lake, stream, wetland, ditch, channel or other watercourse.
- Stock piles that are left for more than 7 days should be seeded, covered with a tarp or have erosion control silt fence/bales installed on down slope side of the stock pile.
- Inspect all Erosion Control devices within 24 hours after each rain of 0.5 inches or more and at least once each week and make needed repairs within 48 hours.
- Maintain Erosion Control devices until disturbed areas are stabilized. The owner is responsible for removing erosion control measures once the soil on the site is stabilized.
- Keep a copy of the Conditionally Approved Erosion Control Plan on site.
- Call for the following Inspections:
 - Permanent stabilization of disturbed area even after final occupancy of building
 - Corrections made regarding Notice of Non-Compliance issuance
- Additional silt fencing and other erosion control measures may be required upon site inspections.

SIGNATURE OF APPLICANT _____ DATE _____