CLARK COUNTY DEPARTMENT OF BUILDING

COMMERCIAL BUILDING INSPECTION CHECKLISTS 2006 CODE

August 30, 2010
GENERAL NOTES

- This checklist is intended for use as a GUIDE to assist and promote consistency in the application of the building code and standard practices within Clark County.
- This list is for use of county inspectors and for the general public.
- This checklist is intended mainly for wood frame and light commercial structures. The information in this checklist is not, nor was it ever intended to be, all-inclusive. It does not include all code or individual plan requirements. It is intended to reflect local policies, procedures and practices within Clark County. This checklist does not waive any specific code requirements not listed or allow for the decrease in the requirements of an engineered design. It also does not add requirements where the minimum of the code has been met.
- All approved plans, documents and revisions to plans must be maintained on site and available for review at all times the building is under construction.
- All plans and paperwork will be reviewed before performing any inspection. When any reference is made to plans in the check list it is referring to these approved plans.
- The owner, permit holder or responsible person, on the job site, is responsible for establishing safe access to perform all inspections.
- In the event that ladders are necessary to perform inspections, all ladders and equipment shall meet minimum OSHA standards. Inspectors are not responsible for setting up or moving ladders from one location to another, within or to other buildings or structures.
- Inspectors are not responsible for unscrewing/unbolting of items to verify information that is part of an inspection.

Code references coding
- A= amendment
- E= energy code
- EL= NEC, electrical code
- R= residential code

Note: This is not a complete list and is not inclusive of all construction methods, materials or practices. Checklists are intended to serve as a reference point for a basic inspection only. Compliance with all the provisions of applicable codes shall be required.
COMMERCIAL FOUNDATION FOOTING (2222)

22.02.460(A) Pad certification shall be submitted and approved prior to any inspection being made.

1803 Pad is level and built 5 feet outside of building footprint.

Plans Verify location of building, front, side, and rear setback per site plans and zoning requirements.

1805.2 Check for zone of influence in relationship to retaining walls and property lines.

1805.2 Footings depth a minimum of 12 inches into undisturbed soil.

1805.1 Bottom of footings clean and level.

Plans Verify all footings for size, location and per details.

Plans Reinforcement in place per plan location.

Plans Verify all steel for proper size, type and grade.

Plans Steel in footing and special locations have minimum lap per engineering.

Plans Check shear plans to verify holddown type and locations.

Plans ALL holddowns to be templated into place.

EL250.50 Ufer in place and noted size and location on history card. Ufer is approved under the electrical permit.

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# COMMERCIAL CONCRETE SLAB ON GRADE (2229)

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>22.02.460B</td>
<td>All items under the slab in and approved (plumbing, mechanical, electrical).</td>
</tr>
<tr>
<td>Plans</td>
<td>Slab thickness is per plan.</td>
</tr>
<tr>
<td>Plans</td>
<td>Check all notes relating to the slab for construction detail requirements.</td>
</tr>
<tr>
<td>ACI</td>
<td>Post-tension cables are properly supported, straight, level or per plan detail (1 in 6 maximum deviation from straight).</td>
</tr>
<tr>
<td>ACI</td>
<td>Cable jacketing not damaged or properly repaired.</td>
</tr>
<tr>
<td>Plans</td>
<td>Check for miscellaneous steel requirements in slab, slab edge.</td>
</tr>
<tr>
<td>Plans</td>
<td>Verify any details for slab edges, for infill or pour strip connections.</td>
</tr>
<tr>
<td>Plans</td>
<td>Check for miscellaneous steel requirements in isolated footings.</td>
</tr>
<tr>
<td>1906.3</td>
<td>Plumbing piping in or thru concrete wrapped where required for movement.</td>
</tr>
<tr>
<td>1805.4.2.6</td>
<td>Forms level and supported.</td>
</tr>
<tr>
<td>Plans</td>
<td>Verify requirement for vapor barrier, if required installed and intact as per plan.</td>
</tr>
</tbody>
</table>

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August 30, 2010
COMMERCIAL FLOOR/ROOF SHEATHING (2236)

22.02.525B2 Check for QAA contract requirements for wood or other related items.
1704 Nailing spacing <4 inches o.c. requires QAA contract and QAA inspection.
22.02.525 Review QAA report for completeness and verify accuracy of the report.
2303.4 County approved truss calculations or engineering design on site.
2303.4.1.7 Follow truss layout plan and verify truss calculations for each truss.
2303.4.1.6 Attachment of trusses to top plate and bearing locations per engineer of record.
2303.4.1.7 Look for broken, damaged or modified trusses.
2303.4.1.7 All truss repairs require County approval of engineering repair.

Plans Verify blocking locations and completeness of blocking.
Plans Drag strapping and blocking, locations and connections are per plan.
2308 Over-build areas, verify grade, size and bracing requirements of all members.
1203.2 Ventilation openings through over-build areas.
2304.7 Verify sheathing material grade, type, thickness and span rating.
2304.7 Min 1/8 inch edge and end spacing of sheathing.
2304.7 Sheathing installed perpendicular to roof framing.
T2304.7(3) Minimum width of sheathing 24 inches unless all edges blocked.
2304.7 Minimum grade “C” exposure rating for exposed underside (eves) edge material (starter board).
2304.7 Minimum 6 and 12 Edge and field nailing of sheathing.
Plans Spacing and size of staples.
2304.9.2 Over and/or under driven nailing.
Plans Shear transfer nailing locations and requirements.
2111.4 Chimney anchoring.
1507.2.9.4 Crickets of all roof obstructions wider than 30 inches.
Plans Verify ledger size and anchoring to structure per plan.

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COMMERCIAL FLOOR/ROOF SHEATHING (2236)
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August 30, 2010
COMMERCIAL SHEAR WALLS (2239)

22.02.525 Check for QAA contract requirements.
1704 Nailing spacing <4 inches o.c. requires QAA contract and QAA inspection.
22.02.525 Review QAA report for completeness and verify accuracy of the report.
   Epoxy repair reports complete and ready for turn-in (inspector to pick up report
   and return to office).
2303.1 Verify framing materials for proper wood species and grade of lumber or size and
   gage of metal.
2305.3.11 Anchor bolts with 3x3 square washers (seismic zone D) on all shear walls.
2308.9.2.1 Top plates breaks minimum 4 foot separation, lapped, nailed or strapped.
   Plans Verify location of shear walls, shear types, and nailing requirements.
   Plans Hold downs complete and on double king studs (not on trimmers).
   Plans All structural framing details are complete and done per plan.
   Plans Verify size and location of all headers, king studs, trimmer studs.
   Plans Verify beam sizes, with load transfer to foundation.
   Plans All transfers/drag, straps and miscellaneous hardware in place.
   Plans Verify continuous shear diaphragm from foundation to roof sheathing, unless
   shown different on approved plans.
   Plans Verify all points of bearing are continuous to the foundation.

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provisions of applicable codes shall be required.
COMMERCIAL MASONRY/CONCRETE TILT-UP (2226/2225)

<table>
<thead>
<tr>
<th>Provision</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>22.02.525</td>
<td>Verify QAA report is in compliance with the plans, notes and details.</td>
</tr>
<tr>
<td>22.02.525</td>
<td>Review QAA report for completeness and verify accuracy of the report.</td>
</tr>
<tr>
<td>Plans</td>
<td>Check rebar for size and location.</td>
</tr>
<tr>
<td>Plans</td>
<td>Check steel grade.</td>
</tr>
<tr>
<td>Plans</td>
<td>Check all imbeds and attachment points are per plan.</td>
</tr>
<tr>
<td>Plans</td>
<td>Does the QAA report include the weld plates?</td>
</tr>
<tr>
<td>Plans</td>
<td>Masonry walls verify steel on proper face of wall per plans.</td>
</tr>
<tr>
<td>Plans</td>
<td>Masonry lintel headers per plan.</td>
</tr>
</tbody>
</table>

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**COMMERCIAL ROOF UNDERLAYMENT (2268)**

1503.1 Proper roof underlayment material is being used or approved to be used.
1503.2 Flashings in place for valleys and roof penetrations.
Plans Wall flashings and transitions per details.
1507.2.8 Underlayment seams lapped **2 inches** horizontally, **6 inches** vertically and secured to roof.
1507.3.2 Minimum 4:12 roof slope for tile roof material.
1507.6.2 Minimum 1:12 roof slope for roll roof material.

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WOOD

J105.1.5 Finish floor certification must be submitted and approved prior to any inspection being made.
22.02.460C1 All roughs and required inspections approved prior to framing approval.
22.02.525 Check any QAA requirements for wood, steel, welding, etc.
22.02.525 Review QAA report for completeness and verify accuracy of the report.
717.2.1 Fireblock top plate penetrations seal penetrations with a class one flame spread material.
717.2.2 Fire blocking at ceiling line, drop ceiling line, or soffit lines.
717.2.2 Fire blocking framing penetrations every 10 feet horizontally.
717.3 Check for floor truss draft stopping for areas exceeding 1000 square feet.
717.3.2 Attic draft stops required on R2 buildings of 3 or more dwelling units and all R1 buildings. Draft stops shall be in line with unit separation.
717.4 All other groups attic draft stops every 3,000 square feet.
2308.9.11 Bored holes 40% bearing and exterior studs, 60% others.
2308.9.10 Maximum notches 25% bearing and exterior studs, 40% others.
2308.9.8 Top plate more than 50% bored/notched have metal strap with 6 nails each side.
Trade damage to studs, shear, trusses and structural members.
1009.3 Verify stair min 4 inch rise max 7 inch rise and min 11 inch run.
1009.4 Stair landing length minimum 48 inches in direction of travel.
1009.4 Stair landing width same as stair width.
1009.2 Verify stairway head clearance 6 feet 8 inches.
1209.2 Attic access opening, location and minimum 22 inches by 30 inches.
1203.2 Attic ventilation 1/150 or 1/300 if half openings high, plus any combustion air requirements (see mechanical).
1026.2 Escape/rescue window size minimum 20 inches wide, 24 inches high, 5.7 square feet of area.
1026.3 Escape/rescue window sill height maximum 44 inches above floor.
2111.11 Fireplace clearance to framing.
2111.10 Fireplace hearth extensions.
2111.11 Fireplace opening to combustibles.

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COMMERCIAL FRAMING (2244)

METAL NON-LOAD BEARING, Reference ASTM C754 & ES report 4943P

1. Finish floor certification must be submitted and approved prior to any inspection being made.
2. Check any QAA requirements for steel, welding, etc.
3. Review QAA report for completeness and verify accuracy of the report.
4. Anchoring top and bottom tracks.
5. Proper gauge of stud for wall type and height of wall.
6. Studs attached to both sides of track, both top and bottom tracks.
7. Bracing top of partition walls to structure 4 foot on center alternating sides.
8. Verify any internal bracing of high walls and unbalanced walls.
9. Openings framed in for access doors and other items.
10. Verify any repairs to fireproofing of beams (Mono coating).
11. Verify fire caulking of rated floor penetrations within wall cavity are in compliance with approved assemblies.
12. Framed ceiling wires minimum 9 gauge, spaced 4 foot on center.
13. 1 ½ inch Black iron, spaced 4 feet on center.
14. Hat rack properly attached to black iron with saddle tie, tie wire.
15. Hat rack lapped min 8 inches and properly secured.
16. Engineered ceiling systems per manufactures information.
17. Penetrations of rated walls above the ceiling line fire caulked.

METAL, BEARING

1. Finish floor certification must be submitted and approved before inspection can be made.
2. Check any QAA requirements for steel, welding, etc.
3. Review QAA report for completeness and verify accuracy of the report.
4. Framing per structural details.
5. Rafters centered over studs max ¾ inch from center line.
6. Studs full bearing in top and bottom tracks.
7. No holes in studs within 7 inches of the ends of studs.

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COMMERCIAL SHAFT ENCLOSURE (2255)

 Plans  Determine minimum fire rating for height of the building.
 Plans  Grease duct approved (by mechanical inspector).
 FIG-B-014  Verify approved type system or listed system being used.
 Plans  Follow plans for clearance to combustibles (18 inches), limited combustible (3 inches), and non-combustible (0 inches).
 Manufacturer  Follow construction details.
 Manufacturer  Follow ES report for listed systems installation.
 Manufacturer  Ducts wider than 24 inches have support pins for wrap material. Manufacturer
 Structural members cannot be used as part of or encapsulated within the shaft enclosure.
 FIG-B-014  Enclosure supported separate from duct system.
 FIG-B-014  Openings in shaft enclosure to match duct openings in size and location.
 FIG-B-014  Access opening doors can be removed without the use of tools.
 FIG-B-014  Access door has same fire rating as enclosure.

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COMMERCIAL SHAFT ENCLOSURE (2255)
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August 30, 2010
COMMERCIAL EXTERIOR LATH (2249)

One Coat Stucco [Per ES Report]

1. Review for compliance to ES report for foam and stucco system being used.
2. Verify installers card.
3. Weep screed location and tight to framing with 4 inch clearance to earth or 2 inch clearance to concrete.
4. Foam tongue and groove joints tight, with the tongue going up.
5. Foam vertical joints touching and on framing members.
6. Lath tight and lapped properly.
7. Lath shall have 2 inches horizontal and 6 inches vertical laps.
8. 6 inch on center stapling of lath field and perimeter.
10. Caulking of all penetrations.
11. Verify doors and window openings flashed and weather tight.
12. Check if foam is cut back at 45° angle from windows and doors or per ES report details.
13. Outside edge corners shall have the foam held back from edge or lath doubled.
14. Electrical panel flashed and weather tight.
15. Verify proper attachment of pop-outs.
16. Minimum 2 inch transitions lap through corners from lath to high rib ceilings.
17. Verify thermal barrier material for separation from foam materials and heat producing appliances in an attic.
18. Verify double layer weather barrier paper over wood sheathing.

Three Coat Stucco

2512.12 Weep screed location and tight to framing with clearance of 4 inches to earth or 2 inches to concrete.
2510.6 Verify double layer weather barrier paper over wood sheathing.
ASTM Lath tight and lapped properly.
ASTM Lath shall have minimum 2 inches horizontal and 6 inches vertical laps.
ASTM Verify doors and window openings flashed and weather tight.
ASTM 6 inches on center nailing of lath field and perimeter.
       Electrical panel flashed and weather tight.
ASTM Minimum 2 inch transitions lap through corners from lath to high rib ceilings.
E502.4.3 Caulking or sealing of all penetrations for energy code.

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COMMERCIAL INSULATION (2252)

WALLS

E501.1 Verify compliance to energy calculations (wall, ceiling and knee wall insulation requirements).
E502.2.3 Quality of insulation work is right, behind boxes, around pipes and wires, tight into all corners with no gaps.
E502.3.2 Check glazed openings for U-value (smaller the number the better).
E502.3.2 Verify solar heat gain coefficient (SHGC) for each window type (smaller the number the better).
E502.4.3 Verify sealing around window and door frames.
E502.2.3 Verify insulation in concealed locations (double shear, behind tubs/showers, behind fireplaces).
   Verify baffles provided for eve vents with blown attic insulation.
   For blown-in insulation depth markers installed every 300 square foot of area.

ATTIC

Plans Check blown attic insulation is proper depth.
   Blown insulation is uniform in thickness.
Plans Batts R-value per energy calculations.
E502.2.3 Batts placed together for full coverage.
719.3 No exposed craft face insulation in attic/open ceiling areas.
E401.3 Energy calcs posted in the building (attic most common).
A,E401.3 Bring insulation cert back to the office.
E502.4.3 Weather stripping on access opening.

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COMMERCIAL INTERIOR LATH/DRYWALL (2259)

Plans Check shear plans for any drywall shear locations.
Plans Verify shear locations and nail schedule requirements.
ASTM General drywall application, field and edge nailing (8 inches o.c. for walls, 7 inches o.c. for ceilings and 12 inches o.c. for screws).
703 Verify garage wall penetrations are properly fire caulked.
       Check for router damage to electrical wires in boxes.
NEC 314.21 Verify electrical boxes are flush with maximum gap around sides of 1/8 inch.
1210.2 In wet locations verify material being used per manufacture installation instructions or code requirements.
Plans Check for rated assembly locations.
703 Verify any penetration requirements for rated assemblies per listed assemblies requirements.
1209.2 Attic access opening is cut out and accessible location.

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COMMERCIAL INTERIOR LATH/DRYWALL (2259)
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August 30, 2010
COMMERCIAL SUSPENDED CEILING (2273)
PER FIG-B-007

1. Rough plumbing, mechanical, electrical approved above ceiling area.
2. Heavy duty grid main runner system used.
3. Hanger wires minimum 12 gauge, 4 feet on center.
4. Seismic bracing on all rooms over 144 square feet.
5. Two inch wide wall molding.
6. Grid attached to wall angle on two adjoining sides.
7. ¾ inch gap between end of tee and wall on unattached ends.
8. Wires straight and tied with minimum three turns in three inches at both ends.
9. Perimeter wires on all terminal ends within 8 inches of the wall.
10. Terminal ends tied together (spreader bars) to prevent spreading (verify at final).
11. An approved compression strut at each bracing location.
12. Changes in ceiling plane positively braced to structure.
13. Walls braced independent of ceiling.
14. 2500 square feet areas separated by approved expansion joint.
15. Fixtures positively attached to ceiling system.
16. Slack wires on lights and ceiling items.
17. Electrical and mechanical systems independently supported from the ceiling.

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COMMERCIAL SUSPENDED CEILING (2273)
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### COMMERCIAL BUILDING FINAL (2299)

<table>
<thead>
<tr>
<th></th>
<th>Accessible</th>
<th>Type A</th>
<th>Type B Option A</th>
<th>Type B Option B</th>
</tr>
</thead>
<tbody>
<tr>
<td>On accessible route?</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Inside spaces accessible?</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Turning Radius Each room?</td>
<td>Yes</td>
<td>Except non conforming baths</td>
<td>No¹</td>
<td>No¹</td>
</tr>
<tr>
<td>Door Maneuvering space?</td>
<td>Yes</td>
<td>Yes</td>
<td>Outside Only</td>
<td>Outside Only</td>
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<tr>
<td>Threshold Height?</td>
<td>½”</td>
<td>¾” at slider</td>
<td>¾” at slider</td>
<td>¾” at slider</td>
</tr>
<tr>
<td>Passage door width?</td>
<td>32”</td>
<td>32”</td>
<td>31 ¾”</td>
<td>31 ¾”</td>
</tr>
<tr>
<td>Toilet/Bath Comply?</td>
<td>All</td>
<td>All Accessible</td>
<td>All except Powder¹</td>
<td>Only One¹</td>
</tr>
<tr>
<td>Bars?</td>
<td>Yes</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Vertical Bars?</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Reinforcement?</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Forward Approach Lavatory?</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Parallel Allowed</td>
</tr>
<tr>
<td>Encroach Toilet/Bath Space?</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Removable Cabinet?</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Forward Approach Kitchens?</td>
<td>Yes</td>
<td>Yes</td>
<td>Parallel Allowed</td>
<td>Parallel Allowed</td>
</tr>
<tr>
<td>Number required</td>
<td>Varies (Approx 3%)</td>
<td>2% (if over 20)</td>
<td>All Except single/two Units</td>
<td>All Except single/two Units</td>
</tr>
</tbody>
</table>

**R Occupancy Accessibility Comparison**

¹ Need 30” x 48” clear of door swing at bathroom.

August 30, 2010
COMMERCIAL BUILDING FINAL (2299)

BI-PP-033  Verify all clearances approved before inspection is made.
BI-PP-033  Verify sub trade finals approved before inspection is made.
J105.1.2   Finish site grading complete, 6 inch clearance from earth to wood items.
Title 30   Special landscape requirements in place (site plan).
J105.2   Verify site drainage complies with site plan.
Title 30   Address posted, illuminated, size per zoning and set back distance from street
            (includes address on signs and each suite).
            Roofing complete and cleaned off.
1203.2   Attic tile vents in place (right number).
705   Rated wall penetrations complete.
907.2.10.2 Smoke detectors are in all the required locations.
907.2.10.3 Smoke detectors working and tied together.
1012.1   Stairway handrails size, (min 1 1/4 inch max 2 inch) with returns and/or
            extensions.
1012.2   Stairway handrails mounting height 34-38 inches to top of rail.
1013.3   Guardrails pattern and height (<4 inch sphere).
1013.2   Guardrail height minimum 42 inches high (even along common stairs).
2406   Tempered glass in areas subject to human impact.
FIG-B-007 Verify spreader bars for suspended ceiling.
ANSI  Ramps for handicap access in place and per ANSI standard.
ANSI  Bathroom elements, where required, in compliance with ANSI standard.
ANSI  Accessibility standards for all elements.
1008.1.4 Door landings in place, for size, slope and elevation difference each side of door.
ANSI  Exit path from parking into the building defined and marked with proper signage.
1011   Exit signage in proper locations and in working order.

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COMMERCIAL BLOCK WALLS

FOOTINGS (2222)

Plans      Verify if County plan or engineered plan.
L104.2     Verify location of wall from site plan.
Plans      Private property line walls need approval of both land owners.
Standard   Footings minimum 15 inches deep 12 inches thick.
Plans      Minimum width per plan.
Plans      If retaining wall, size per plan.
ACI 318    Steel in place 3 inch clearance to earth to all steel.
ACI 318    Minimum 24 inch lap on all steel.
County     Verify proper clearance around light poles, fire hydrants, water mains, etc.

PREGROUT (2226)

Title 30   Verify height of wall 6 foot maximum without variance.
Title 30   Total wall height, retainer and block wall 14 feet high.
Plans      Vertical steel in cells.
Standard   Intermediate and top bond beam in place OR alternate Durawall every other course in bed joint.
Plans      Vertical steel into top block.
Plans      Pylons/expansion joint locations per plan.
L104.2     If retaining wall, damp proofing in place.
Standard   If retaining wall, drainage holes every 8 feet or per plan.

FINAL (2299)

Wall grouted.
Plans      If required, cap in place.
ACI 318    No steel protruding from top of wall.
           Site drainage around wall completed.
           Maximum 24 inch backfill next to wall.

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