CITY OF AUSTIN Development SERVICES DEPARTMENT

Building a Better and Safer Austin Together

Mechanical Final Inspection Checklist
Residential Inspections

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For submittal and fee information, see austintexas.gov/digitaldevelopment

This checklist is provided as a reference tool, and it is not intended to be exhaustive of all possible requirements. Please refer to the latest adopted International Building Code (IBC), International Residential Code (IRC), International Energy Conservation Code (IECC), International Swimming Pool and Spa Code (ISPSC), Uniform Plumbing Code (UPC), Uniform Mechanical Code (UMC), National Electric Code (NEC), Local Amendments (LA), Austin Energy Design Criteria (AE Design), City of Austin Building Criteria Manual (BCM) and City of Austin Land Development Code (LDC) for code sections listed below. Items without a code reference are included for advisory purposes or based on departmental policy.

- International Codes https://codes.iccsafe.org/public/collections/I-Codes
- Uniform Codes http://www.iapmo.org/
- NEC https://www.nfpa.org/
- Local Amendments, AE Design, BCM, LDC https://library.municode.com/TX/Austin

Please verify the following before scheduling the inspection:

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- ☐ The contractor or person doing the work has reviewed the approved plans and can ensure that the construction being inspected is consistent and ready for inspection.
- ☐ Job address is posted in a visible location. *IRC section R319.1*
- ☐ All other required inspections have passed. *IRCR109.4*
- ☐ Manufacturer installation instructions are available on site for inspection. *IRC R106.1.2*
- ☐ Appliances are listed and labeled for the application being used. *IRC M1302/M1303, M1401, M1901.2*
- ☐ Freestanding and built-in ranges have at least 30 inches of vertical clearance above the cooktop for unprotected combustible materials. Reduced clearances are permitted if listed and labeled with manufactured range hoods or appliances. *IRC M1901.1*
- ☐ Range and overhead exhaust hood and duct have a smooth, air tight interior surface, and terminate and are sealed from the exterior of home unless listed and labeled otherwise by the manufacturer. Ducts are galvanized steel, stainless steel or copper. *IRCM1503/M1505*
- ☐ Fuel-fired appliances are designed for the intended fuel. *IRC M1304*
- ☐ Appliances are installed, anchored, protected and elevated as required according to manufacturer specifications. *IRC M1307*
- ☐ A/C condenser clearance is at least 3 inches off finish grade and at least 1 foot above flood level in areas prone to flooding. *M1305.1.3.1, M1401.5*
- ☐ Appliance access for service, repair, replacement and electrical requirements includes 22x30-inch attic access, with 30-inch minimum head height large enough to remove the largest piece of equipment and maximum distance of 20 feet from the entry opening. There is a solid, continuous and unobstructed catwalk, at least 24 inches wide, constructed using approved floor deck material from the access opening to the unit, with 30 inches minimum head height. There is a work platform (at least 30x30 inches) in front of the unit's serviceable parts. There is an outlet for light and service power at the unit and a light switch at attic access point that does not require attic entry. *IRC M1305*
- ☐ A/C condensate terminates to an approve location in an approved manner. *M1411.3*

- ☐ Condensate auxiliary and secondary drain systems are installed based on the type of unit installed. If pan drain is used, it discharges to a conspicuous point of disposal. Drain pan is clear of all debris. *IRC M1411.3.1, M1411.3.1.1*
- ☐ Combustion and ventilation air is present as required by manufacturer. *IRC M1701*
- ☐ Heating and cooling equipment is installed and sized according to manufacturer specifications. *IRC M1401*
- ☐ All gas is venting to terminate through approved flashing and caps and to seal at flashing boot penetration.
- ☐ Refrigerant access ports located outside, and not secured from unauthorized access, are provided with locking caps. *IRC M1411.9*
- ☐ Refrigerant lines are protected from UV, moisture, and equipment maintenance.
- ☐ *IECC R403.4.1*
- ☐ Electrical breaker for HVAC systems is sized to the manufacturer rating requirement and located within required distance from the unit.
- ☐ Dryer duct termination, with approved backdraft damper and no screens allowed, is not less than 3 feet, in any direction, from openings into the building. *IRCM1502.3*
- ☐ Exhaust duct does not release into attic, soffit, ridge vent or crawl space. Exhaust duct terminates and is sealed to exterior with approved terminations. *IRC M1501.1*
- ☐ Approved third-party test report is available for any completed A/C duct system install or replacement. For new home construction, the third-party test report includes building envelope leak testing. *LA IECC R403.3.5, R403.3.6, R403.3.8, R403.3.9, R403.3.10*