



Building Pre-Construction Inspection Checklist Commercial Inspections

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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 (I.E.C.C) Local Amendments to the International Residential Code (IRC-LA), I.E.C.C (IECC-LA), the City of Austin Building Criteria Manual (BCM), the Uniform Plumbing Code (UPC), the City of Austin Land Development Code (LDC), and the National Electric Code (NEC) for code sections listed below.

- IRC, IECC and IBC <https://codes.iccsafe.org/public/collections/I-Codes>
- Local amendments <https://library.municode.com/TX/Austin>
- UPC and UMC <http://www.iapmo.org/>
- NEC <https://www.nfpa.org/>

Please verify the following before scheduling the inspection:

100 Pre-Construction

- 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. *IBC 105.7*
- Contractor has a set of “approved plans,” either electronic or paper, on site. *IBC 17.2.1, 107.3.1*
- The building *permit* or copy of is kept on the worksite until project completion. *IBC section 105.7*
- The project has appropriate permit(s), including separate permits for shell and tenant spaces.
- The contractor is aware that the City of Austin Development Services Department does not perform special inspection. *IBC Chapter 17*
 - A qualified inspector, engineer of record, or architect of record must sign off inspections that are completed as required.
- Construction documents are available for chase, shaft, horizontal / vertical assemblies, tenant separation requirements, etc. *IBC section 713*
- Exit lights are consistent with electrical plans. *IBC section 1013*
- Construction materials and equipment are not placed or stored in a manner that obstructs access to fire hydrants, standpipes, etc. *IBC Section 3308.1.1*
- There is appropriate clearance for overhead power lines.
- Level landings and accessibility requirements for remodels and additions have been met. *IBC sections 1010.1.4*
- The width of landings is not less than the width of the stairway or the door, whichever is greater. *IBC section 1010.1.5*
- There is a floor or landing at the top and bottom of each stairway. *IBC Section 1011.6*
- The contractor has the Inspector’s contact information.
- There is sufficient access for Fire Department and EMS. *IBC section 3302 Fire safety during construction; Applicable provisions of Chapter 33 of the International Building Code; Chapter 33 of the International Fire Code*
- Contractor is aware that this pre-construction inspection must be complete before requesting any plumbing, electrical and mechanical inspections.
- The Rest Break Ordinance information is posted on site.