



Building Layout Inspection Checklist

Residential Inspections

DevelopmentATX.com | Phone: 311 (or 512-974-2000 outside Austin)
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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 (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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- Job address is posted legibly and placed in a position that is visible from the street or road fronting the property. *IRC section R319.1*
- Approved plans stamped by City of Austin are on site, in a weatherproof container and in a conspicuous location. *IRC R106*
- Permit description meets the project scope, including any additional requirements noted in the Conditions section of the permit.
- Form survey with all new and existing improvements, legal boundaries, easements, encroachments, all required dimensions and finish floor elevations (if applicable) is on site for inspector to review and retrieve. *BCM 4.6.2.1*
- Lots can be graded to drain surface water away from foundation walls a minimum of 6 inches within the first 10 feet. Clearly defined swales for drainage are in place if lot lines, walls or other barriers prohibit a 6-inch grade. *IRC R401.3*
- Elevation certificate, if required due to floodplain conditions, is on site for inspector retrieval. *BCM 4.6.2.12, LA 25-12-53 (D)*
- Lot size matches approved plans. *BCM 4.6.2.1, R106.4*
- Setbacks, building lines, and zoning requirements comply with the City-approved site plan. *BCM 4.6.2.1, R106.4*
- Planned construction is required distance from Austin Energy power lines, if applicable. *BCM 4.6.2.1, R106.4*
- Public Utility Easements on property, if applicable, do not present encroachment issues, such as overhangs. *BCM 4.6.2.1, R106.4*
- Footprint and form elevations match plans for setbacks, height and tent locations (if applicable). *LDC Sub-Chapter F, BCM 4.6.2.1, R106.4*
- If new construction on an infill lot, the total demolition building permit and associated plumbing permit both have been finalized. (If not, a hold will be placed on the Building Permit until these items are completed)
- If new construction on an infill lot, sewer yard line is capped 5 feet from the property line within the lot. *UPC 722.1*
- Tree protections are in place (upright fence at critical root zone, 10 inches of mulch where fence constraints exist). *Environmental Criteria Manual Section 3.6.0*
- The total proposed impervious cover is consistent with code requirements. If it is within 5 percent of the maximum, an impervious cover survey is required at the final building inspection. *BCM 4.6.2.1, R106.4*

- The number of off-street parking spots and allowable surface is consistent with code requirements, including in alleys (at least 24 feet for backing into an alley, measured from front of parking and including alley width). *LDC 25-6-471*
- Water meter meets size requirements for property. *UPC-LA table 610.1*
- If required, project has a cut-and-fill permit.