



# Fire-Resistance-Rated Construction Inspection Checklist Residential 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 (IECC), International Swimming Pool and Spa Code (ISPSA), 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:**

## 106 Fire-Resistance-Rated Construction (General)

- The contractor or responsible party has reviewed this checklist to ensure the dwelling is ready for inspection.
- Where fire-resistance-rated construction is required between dwelling units or due to location on property, an inspection of such construction is scheduled after lathing, gypsum board or gypsum panel products are in place but before any plaster is applied OR before board or panel joints and fasteners are taped and finished. *IRC R109.1.5.1*
- Construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings comply with IRC Table R302.1(1). Automatic sprinkler system throughout dwelling, if applicable, is installed in accordance with IRC Section P2904, Table R302.1(2). *IRC R302.1*
- Penetrations are installed as tested in the approved fire resistance-rated assembly. Penetrations are protected by an approved penetration firestop system, installed as tested in accordance with ASTM E 814 or UL 1479, with a positive pressure differential of not less than 0.01 inch of water (3 Pa), and have an F rating of not less than the required fire-resistance rating of the wall or floor-ceiling assembly penetrated. *IRC R302.4.1.2*

## 106 Fire-Resistance-Rated Construction (Townhouses)

- The common wall shared by two townhouses is constructed without plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. The wall is rated for fire exposure from both sides, and extends to, and is tight against, exterior walls and the underside of the roof sheathing. *IRC R302.2*
- The fire-resistance-rated wall or assembly separating townhouses continues from the foundation to the underside of the roof sheathing, deck or slab. The fire-resistance rating shall extend the full length of the wall or assembly, including wall extensions through and separating attached enclosed accessory structures. *IRC R302.2.3*

## 106 Fire-Resistance-Rated Construction (Duplexes)

- Dwelling units in two-family dwellings are separated by wall and floor assemblies with not less than a 1-hour fire-resistance rating where tested in accordance with ASTM E 119 or UL 263. Fire-resistance-rated floor/ceiling and wall assemblies extend to, and are tight against, the exterior wall, and wall assemblies extend from the foundation to the underside of the roof sheathing. *IRC R302.3*