

## New TRCC Standard



Effective September 1, 2008, the TRCC will require 3<sup>rd</sup> party inspections for all residential construction projects that exceed \$10,000.00 in total costs. The inspection requirement is for all areas of any Texas county which is not subject to municipal inspections. Important facts:

- 1.) The TRCC requires the 2000 IRC and the 1999 NEC codes to be enforced in the county. However, the provisions for compliance with the codes adopted by the county seat are still in effect. Therefore, DPIS will continue to inspect to the most current codes being enforced by the county seat or other state licensing agencies.
- 2.) The TRCC requires a minimum of three inspections per construction project. A foundation inspection is required prior to the placement of concrete. A framing / mechanical inspection is required prior to the installation of insulation. And a final inspection is required upon completion of the home or remodeling project.
- 3.) The builder / remodeler is responsible for hiring the 3<sup>rd</sup> party fee inspector. The TRCC does not maintain a list of qualified fee inspectors.
- 4.) The fee inspector may be a licensed engineer, registered architect, a professional inspector—licensed by the Texas Real Estate Commission or a TRCC certified 3<sup>rd</sup> party inspector.
- 5.) All passed inspections must be reported to the TRCC. The inspector must electronically certify that the inspection passed. Due to the liability associated with this certification, an inspection may not be passed until all corrections have been made.
- 6.) The TRCC will not create nor maintain a standardized inspection report. All reports shall be the responsibility of the individual inspection companies.

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- 7.) Having the proper address for each inspection is critical. The TRCC will not accept certifications without proper identification.
- 8.) The builder must provide the inspector with their TRCC registration number and property address

The inspector must be able to certify that the subject property passed the inspection under the following criteria:

### Foundation

- 1.) The foundation must be physically and visually inspected for compliance to the engineered plans.
- 2.) The foundation must comply with the plans in all aspects, including the beam locations, depth and width.
- 3.) The foundation reinforcement (rebar or post tension) must be installed in accordance with the plan specifications.
- 4.) All required moisture barriers must be in place and properly installed.
- 5.) The foundation must comply with all existing applicable codes.

### Framing, Mechanical and Delivery Systems

- 1.) The framing and mechanical systems must comply with all existing applicable building codes.
- 2.) If the frame has been engineered, it must be inspected for compliance with the engineered plans.

### Final

- a.) The grading and drainage at the foundation perimeter must comply with the TRCC Performance Standards
- b.) All HVAC, Plumbing and Electrical systems must be within code compliance and in working order.
- c.) The HVAC condensing unit shall be installed on a level surface above grade.
- d.) Ducts and dampers (and corresponding controls) must be functional.
- e.) Doors and windows must operate properly.
- m.) There can be no safety issues within the dwelling.

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- f.) The exterior finish must be properly sealed to provide protection from the environment.
- g.) All flatwork must be free of structural cracks, holes or other safety hazards.
- h.) The roof must be installed per code and manufacturer's written instructions.
- i.) The flashing must be properly installed.
- j.) Stairways, landings, balconies and their accompanying handrails/balusters must be installed in accordance with existing applicable code.
- k.) All fixtures must be properly installed and in working order.
- l.) All appliances must be installed and in working order.

*The TRCC places specific emphasis on the following items:*

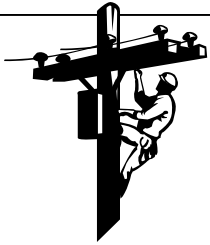
- a.) Proper code compliance for egress.
- b.) Proper attachment, spacing, grading and alignment of framing members.
- c.) The load bearing members shall show no signs of distress.
- d.) Framing members shall not show signs of decay or any other compromise of their structural integrity.
- e.) Electrical systems must be properly grounded.
- f.) All wiring connections must be properly made within approved junction boxes.
- g.) Wiring must be installed in accordance with NEC requirements.
- h.) Receptacle outlets must be installed in accordance with NEC requirements.
- i.) Adequate work spaces must be provided at all equipment locations.
- j.) Duct work must be properly installed without crimps, tears or punctures.
- k.) Return air grills must be installed per plans.
- l.) The roofing system must be properly installed with adequate support.
- m.) The plumbing system must be installed in accordance with the IRC requirements.

### Summary

For builders who are currently using DPIS inspection/engineering services, there will be only minimal changes to the modus operandi. The DPIS inspection process more than covers the TRCC requirements. The biggest change is that the TRCC does not recognize the term "correct and proceed". As of September 1, 2008, this term will no longer be a part of the DPIS inspection process. The TRCC requires the home to be certified by the inspector as "passed". Therefore the home is passed or failed at each inspection. If there are corrections needed, the repairs must be made prior to certifying the home as "passed". To reiterate, the term "CORRECT and PROCEED" will no longer be used on TRCC required inspections.

*Dale Phillips*

# DPIS Newsletter



## ***Please don't forget the upcoming 2008 NEC changes***

**2008 NEC** – While it would be impossible to describe all of the upcoming NEC changes in a newsletter, I would like to list a few of the changes that will affect all of us. **Section 334.80** requires each strand of Romex to have its own hole when passing through a top plate. It will no longer be acceptable to have several strands of Romex sharing one hole through the top plate. **Section 406.11** requires that all 15 and 20 amp receptacles be listed “tamper resistant”. Basically all of the convenience receptacles within the home will be required to be tamper resistant. **Section 210.52** allows greater flexibility with the 2 required circuits which serve the kitchen countertop receptacles. It is now permitted to include receptacles from the pantry, breakfast and dining areas within these required circuits. **Section 406.8** requires that all receptacles located in wet or damp locations be listed weather resistant. **Section 210.8** has expanded the GFCI requirements to include ALL garage and outdoor receptacles (15 & 20 amp). **Section 210.12** expands the required locations for Arc Fault protection. Arc fault protection is now required at all 15 and 20 amp outlets within every room and hallway in the home – except kitchens, bathrooms, laundry rooms and garages. The exceptions are typically areas that require GFCI protection, although not all outlets in a GFCI protected room may be required to have GFCI protection. Please remember an “outlet” can be a receptacle, lighting, switch or other device. Therefore it may be possible to have a few “outlets” within a dwelling where by GFCI or Arc fault protection is not required. One example would be kitchen lighting. The kitchen is exempted from the requirement for Arc Fault protection. However, the kitchen countertop receptacles are required to have GFCI protection. That leaves the kitchen lighting and non-countertop kitchen receptacles outside of the requirement for GFCI or Arc Fault protection. **Section 410.8** deals with lighting in clothes closets. This has always been a difficult area for compliance. The NEC allows surface mounted fluorescent or led's only. There is also a closet pole that is manufactured with led lighting built into the pole. This device can solve a lot of problems in a tight closet space.

These are just a few of the hundreds of changes within the 2008 NEC. The electricians are aware of the requirements and hopefully we will all be on the same page by September 1.

*Dale Phillips*

Please stay in touch. I am very interested in topics for the Better Home Show( 700 KSEV AM Saturdays 8 AM to 11 AM). If you have suggestions, please email me - [dale@dpis.com](mailto:dale@dpis.com).

*Dale Phillips*