

- Wind load design of garage doors and framing is 115 MPH ultimate wind speed. (90 mph 3 second gust). (per R301) (REF: JOCOBO DOC. AVAIL. ON REQUEST)
- Double sill plates must be properly bolted with washers through each layer to code or strapped every 3'.
- Wall Bracing - use Simpson straps or similar, on narrow braced garage walls. No sheathing joints at garage door corners. (R602)
- Attic access in garage must meet (R309.1). (No lay-in sheetrock panels. No exception.!) Other openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8", in thickness, solid or honeycomb core steel doors not less than 1 3/8" or 20 min. fire-rated door.
- Vapor retarder (6 mil) in basement slabs required (per R602) & will require inspection at time of concrete pour.
- Ventilation air from bathroom and toilet rooms shall exhaust directly to the outside. (note: Building Official may approve ducting ½ baths into attic if pre-approved.)
- Deck construction to follow: Johnson County's residential deck guidelines. (Document available upon request and on the website).
- Driveway approach must be built to City of De Soto standard. (Document available upon request) *Note: all SFR must pave the first 75' from the edge of the right of way. (ord. #755).
- Sidewalks must be built to City of De Soto standard (5' wide – 11' off back of curb) with ADA detectable warning at ramps. (Detail available upon request)
- Contractors/Builders are responsible for all damages to existing city streets. No tracked apparatus shall be operated on city streets, loading and unloading on site to trailer is required.
- Builder is responsible for the finish grade & protection of the water meter & pit following installation by city. (meter pit will be inspected at final inspection and must be approved prior to COO being issued.) An anti-siphon device shall be installed at all basement hose-bib connection. (P2902.4.3) If a lawn irrigation system is installed, the potable water supply to it shall be protected against backflow. (P2092.5.3)
- Water service shall have a thermal expansion tank if a closed loop system. Must also have pressure regulation valve, backflow, or similar appliance. (P2903.4) Maximum static press to be 85 psi without pressure regulation valve installed (P2903.3.1)

- Grounding & Bonding: Footing steel ground (UFER ground) is required for all new SFR construction, with one additional ground rod. All metallic gas lines must be bonded to electrical panel. (2017 NEC)
- All CSST (corrugated stainless-steel tubing) gas piping systems must be installed per manufacturer's directions and will require pressure test before gas piping acceptance.
- Erosion control measures must be in place for any inspections. (refer to KDHE document, Erosion control for home builders)
- Foundation plans to meet 2018 IRC requirements or 2008 -Johnson County Residential Foundation Guideline (Document available upon request). (note: new steel reinforcement requirements, return wall req. & window corner – step corner reinforcements) If you are unsure as to the requirements – ask before calling for inspections!
- 2018 IRC requires the installation of a weather resistant barrier (R703.2) a pre-wall inspection is required before covering work, (can be done with window flashing below). Ask if unsure of requirements to prevent tearing out later.
- Window flashings must be installed to manufacturers specifications, otherwise follow Johnson County window installation guidelines. Manufacturers window flashing, and installation manual/document shall be on site. (Document available upon request) Call for inspection at start of framing before covering work. (note: you will be required to tear-off siding if you do not call for inspection)
- Stoop flashing is required. No concrete stoops poured directly touching siding. (Detail available upon request) Call for inspection before pouring.
- Truss drawings may be a delayed submittal. Original stamped truss docs. Must be submitted to Building Official prior to rough-in inspection. In addition, provide a copy of the last ANSI/TPI inspection report with all truss plans. (Note: truss layout plan does not require a seal)
- Stucco installation must follow Johnson County stucco application guidelines. The installation of stucco on an exterior wall surface first requires two layers of grade D paper or equivalent.
- The City of De Soto requires that street trees are installed along all development adjacent to a local or collector street. One (1) large, deciduous tree (2" cal.) is to be planted along every forty (40) lineal feet of street frontage. This includes driveways, cul-de-sacs, corner lots, and so forth. Trees may not be planted in street to sidewalk right of way without approval. (See City of De Soto document, Street Tree Requirements)
- Electrical service must meet 2017 NEC & Westar Energy – Service Standards.

- Typical SFR required inspections:
 1. Temporary Power if required.
 2. Footing inspection (UFER ground should be installed and tagged at this time)
 3. Foundation wall inspection (protect UFER ground.)
 4. Pre-backfill inspection of foundation drainage and damp proofing.
 5. Plumbing ground rough.
 6. Basement slab, garage slab, stoops, piers, sidewalk & driveway inspection.
 7. Underground power, sewer, and water line inspection.
 8. Garage Portal framing inspection.
 9. Rough In Inspection. Gas pressure test will be inspected at this time. DWV piping will not require air test unless visible primer and glue is not present. Fire blocking (foam and caulk) should be completed at time of rough in inspection.
 10. Sidewalks and Approaches before pouring.
 11. Final inspection
 - a. Interior: all interior items must be completed at final inspection.
 - b. Exterior: all exterior items including but not limited to house numbers, A/C disconnect, steps, landings, railings, gutters & downspouts with splash blocks, sump discharge, grading, any required trees & water meter pit should be completed at time of final inspection.
 - c. Note: residential TCO's are now \$100. TCO's are good for 120 days.

Building Inspection Department
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