

City of De Soto
Building Inspection Department
One & Two Family Dwelling - General Construction Notes

- WIND LOAD DESIGN OF GARAGE DOORS AND FRAMING 90 MPH. (per R301) (REF: JOCOBO DOC. AVAIL. ON REQUEST)
- DOUBLE SILL PLATES (ex: garage) MUST BE PROPERLY BOLTED WITH WASHERS THRU EACH LAYER TO CODE OR STRAPPED EVERY 3'.
- WALL BRACING - USE SIMPSON STRAPS ON NARROW BRACED GARAGE WALLS. NO SHEETING JOINTS AT GARAGE DOOR CORNERS.(R602)
- ATTIC ACCESS IN GARAGE MUST MEET (R309.1) 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. (* NO LAY-IN SHEETROCK PANELS *. NO EXCEPTIONS!)
- VAPOR RETARDER (6 mil) IN BASEMENT SLABS REQUIRED (per R602) & WILL REQUIRE INSPECTION AT POUR.
- VENTILATION AIR FROM BATHROOM AND TOILET ROOMS SHALL EXHAUST DIRECTLY TO THE OUTSIDE. (Note: B.O. MAY APPROVE EXHAUSTING ½ BATHS INTO ATTIC IF PRE-APPROVED.)
- DECK CONSTRUCTION TO FOLLOW: JOHNSON COUNTY RESIDENTIAL DECK GUIDELINES. (DOC. AVAIL. ON REQUEST).
- DRIVEWAY APPROACH TO CITY OF DE SOTO STANDARD. (DOC. AVAIL. ON REQUEST) *Note: All SFR must pave the first 75' from the center line of the road, (Ord. #755).
- SIDEWALKS TO CITY OF DE SOTO STANDARD (5' wide - 11' off back of curb) WITH ADA DETECTABLE WARNING AT RAMPS. (Detail on Request)
- CONTRACTOR/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.
- WATER SERVICE LINES MAY BE POLY "TUFF TUBE" IF INSTALLED W/1 1/4" SLEEVE 5' THRU FOUNDATION AND 3' SLEEVE AT METER PIT **NOTE: BUILDER IS RESPONSIBLE FOR THE FINISH GRADE & PROTECTION OF THE WATER METER & PIT FOLLOWING INSTALLATION BY CITY.(METER PIT WILL BE**

(Contd.) INSPECTED @ FINAL 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, W/PRV, BACKFLOW OR SIMILAR APPLIANCE. (P2903.4) MAXIMUM STATIC PRESS. TO BE 80# W/O PRV INSTALLED) (P2903.3.1) *Note: All De Soto w/meters have a PRV installed in meter pit.*
- GROUNDING & BONDING: "UFER" GROUND (FOOTING STEEL GROUND) IS REQUIRED FOR ALL NEW SFR CONSTRUCTION, WITH ONE ADDL. GROUND ROD. ALL METALLIC GAS LINES MUST BE BONDED TO ELECT. PANEL. (2005 NEC)
- ALL CSST (CORRUGATED STAINLESS STEEL TUBING) GAS PIPING SYSTEMS MUST BE INSTALLED PER MANUFACTURERS DIRECTIONS AND WILL REQUIRE PRESSURE TEST BEFORE GAS PIPING ACCEPTANCE. (IF PIPED INTERIOR TO WALLS MAY REQUIRE A SECONDARY TEST BEFORE ACCEPTANCE - CONSULT B.O.)
- EROSION CONTROL MEASURES MUST BE IN PLACE FOR ANY INSPECTIONS. (refer to KDHE DOC. EROSION CONTROL FOR HOME BUILDERS)
- FOUNDATION PLANS TO MEET 2006 IRC REQUIREMENTS OR 2007 - JOHNSON COUNTY RESIDENTIAL FOUNDATION GUIDELINE (JOCO DOC. AVAIL. ON 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!**
- ****NOTE**** 2006 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/DOC. SHALL BE ON SITE. (JOCO DOC. AVAIL. ON 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 TO SIDING! (DETAIL AVAIL. ON REQUEST) CALL FOR INSPECTION BEFORE POURING.
- TRUSS DRAWINGS MAY BE A DELAYED SUBMITTAL. ORIGINAL STAMPED TRUSS DOCS. MUST BE SUBMITTED TO B.O. 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 NOTE: INSTALLATION OF STUCCO MUST BE PER JoCo STUCCO APPLICATION GUIDELINE. THE INSTALLATION OF STUCCO ON AN EXTERIOR WALL SURFACE FIRST REQUIRES TWO LAYERS OF GRADE D PAPER OR EQUIVALENT.
- THE CITY 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 ROW WITHOUT APPROVAL. (see City of De Soto doc., Street Tree Requirements)
- ELECTRICAL SERVICE MUST MEET 2005 NEC & WESTAR ENERGY - SERVICE STANDARDS.
- TYPICAL SFR - REQUIRED INSPECTIONS (ALSO SEE BLDG. PERMIT CARD):
 1. TEMP. POWER IF REQD.
 2. FOOTING INSPECTION (UFER GROUND WILL BE INSTALLED AND TAGGED @ THIS TIME)
 3. FOUNDATION WALL INSPECTION (Protect UFER Grnd.)
 4. FOUNDATION DRAINAGE / DAMPPROOFING INSPECTION
 5. PRE-BACKFILL, INSPECTION OF FOUNDATION DRAINAGE - DAMP PROOFING.
 6. PLUMBING GRND. ROUGH - *AIR TEST IS REQUIRED!*
 7. PRE-ROUGH-IN - WEATHER RESISTANT BARRIER/WINDOW FLASHING INSPECTION. (PREFERABLY BEFORE STANDING FIRST WINDOW WALL) *Note: You will be required to tear-off siding if you miss this Inspection!*
 8. BASEMENT SLAB, STOOPS, PIERS, SIDEWALK &, DRIVEWAY INSPECTION (GAR SLAB IF ENGR.)
 9. U-G POWER / SEWER / WATER LINE INSPECTION
 10. ROUGH - IN, FR /EL/ PL (INCLUDES GAS TST- DWV WILL NOT REQUIRE AIR TST IF VISIBLE BLUE PRIMER) /ME INSPECTION. (see rough-in priority list if any questions)
 11. ADDL. INSPECTIONS AS REQUIRED
 12. FINAL INSPECTION / COO
 - A. INTERIOR: COMPLETED.
 - B. EXTERIOR: INCLUDING HOUSE NUMBERS, A/C DIS-CONNECT, STEPS - LANDINGS - RAILINGS, GUTTERS/DOWNSPOUTS W-BLKS, SUMP DISCHARGE, GRADING, ANY REQ. TREES & WATER METER PIT.

NOTE: RES. TCO's ARE NOW \$100. (\$75 IS REFUNDABLE IF COMPLETED WITHIN 90 DAYS)

City of De Soto
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913-583-1182 ext.130