



08-01-08
NEWS FROM THE MECHANICAL INSPECTORS
City of Winston-Salem

We have been asked by many contractors to provide the most common code violations we find on residential homes. They are listed below.

1. **Kinked or restricted flex.** Follow the manufactures installation instructions for installing flexible duct. It must be installed without restrictions and also full size of the duct. The connections to collars and boots are spelled out in the instructions also. Please read your manufactures instructions.
2. **Supporting of drain lines.** See section 305 Mechanical Code for piping support. Support drains with proper material and the spacing requirements in table 305.4
3. **Insulation of boots.** Make sure the insulation covers the boot all the way down to the ceiling area or up to the floor areas.
4. **Support of refrigeration lines.** See table 305 Mechanical Code piping support. Support refrigerant lines as per table and use proper material.
5. **Gas line protection in stud walls.** Nail guards are listed in section 404.5 Gas Code. The nail plates must extend 4 inches above sole plates, below top plates and to each side of a stud, joist or rafter.
6. **Auxiliary and secondary drain systems.** See section 307.2.3 Mechanical Code. The problem we still see is that drain pans are not large enough and are not protected properly. Please review this section of the code for requirements.
7. **Vehicle protection.** Any mechanical equipment in the path of a vehicle in a garage must be protected from impact of a car. See 303.4 Mechanical code.
8. **Access to crawl spaces and attics.** See section 306.3 and 306.4 in the Mechanical Code, this is the same in the gas code. The sizes for openings is a minimum, if your equipment is larger, the size of the opening will need to be increased.
9. **Contact information on permits to gain access to homes.** Please leave a good contact number and name for us to gain access for inspection. If it is a rental unit try to get the tenants name and number. Remember it is your responsibility to get us into a job for inspection.
10. **Dryer vents.** See section 504 for requirements. Make-up air seems to be a big problem along with the joints running the wrong way. Please note the length requirements and the deduction for elbows and 45s. Note in 504.6 that the connector does not count on the total length and it can be 8 foot in length.

*******IMPORTANT NOTICE*******

See the newsletter attached (ADDENDUM) from our electrical department. You are required to have an electrical permit on change out mechanical equipment. The mechanical inspectors will not enforce the requirement and it will not hold up your inspection. If the inspector sees no electrical permit we will forward your information to the Chief Electrical Inspector for him to deal with.

I would like to hear from you on any comments you have or concerns. Items you wished to discuss please e-mail me and we will respond to your questions and also we will include it each month.

Please send any comments to miken@cityofws.org we would like to hear from you.

Thanks

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