



Bedford County
Planning Zoning & Building Codes
200 Dover St Suite 101
931-685-1336

Some Important tips for meeting minimum required 2015 codes adopted March 2018:

- Address clearly displayed at road when work starts, inspection check list on site, portable sanitation
- Insure lumber package accounts for the spacing necessary for minimum insulation requirements-raised heel /top plate to accommodate insulation. Metal rafter ties from rafter to double top plate.
- Insulation: walls R20; ceilings and attics R49 OR R38 only if full height uncompressed R38 covers top plate; floor R19; fenestration U-factor 0.35 or less. Insulate hot water supply lines that are outside of the envelope- R3
- Footings: continuous steel in corners; Double steel at rock & dirt seams; No steel touching dirt; No loose dirt or roots in footings; Clean out rocks, grass, debris from crawl area.
- Labeled passive radon system in all crawl spaces and slabs- 6mil, lapped 12" & taped and sealed to block & pipe, 3" PVC extends thru roof and under 6mil material with T under plastic.
- Sleeve any supply or waste lines penetrating foundation
- Garage stem walls must have reinforcement steel
- Insulate slab- R10. Lessor of the depth of slab or 2'
- Solid piece of tape around the bottom and 6" up the sides of framed window openings and doors prior to setting/hanging.
- Roof plumbing vent boots must be installed prior to pre-insulation inspections
- Bathroom exhaust fan ducts-use flexible or solid metal only- installed prior to rough-in mechanical or plumbing inspections
- Kick-out flashing where eave of roof intersects a wall
- Drip edge at eaves and gables
- Metal roofs must have screws on both sides at eaves, ridge and end laps (see illustration) ----->
- 36" W landing at exterior doors with 3 or more risers
- Water testing only of Waste lines (DWV), stand pipe water test 5' above highest wall joint
- Safety glazing within 60" of shower, tub, sauna, and in stairways @ landings and walking surfaces.
- Safety glazing required in windows on hinge side of ark of door both perpendicular and adjacent
- Foyers over 60sqft in size require an outlet
- Pre-Insulation inspection required prior to insulating: Caulk/Seal all window & exterior door openings, framing joints inside around perimeter at headers, T's, base-plate and corners, baffles where needed
- Seal all thru-penetrations of framing in exterior walls and between floors
- Install metal plates to protect plumbing running in the walls
- Insulate behind exterior facing tubs and showers and install moisture barrier during framing
- Vertical attic access – must meet U-factor of fenestration, weatherstripped
- Horizontal attic access -weatherstripping and R-value equivalent to surrounding space
- Pressure reducing valves must have a union on one side
- Door between garage and dwelling must be self closing
- HVAC ducts must be sealed at joints, seams and connections and pressure tested either at rough-in or post-construction- written report from tester signed and given to building official
- Blower door & duct blast test required on all dwellings-report for file; Fresh air ventilation req'd in all homes
- Permanent energy certificate/label affixed to inside of supply panel stating R-values of insulation in walls, ceiling, slab, crawl, floor, ducts, U-factors and SHGC, results of air leakage testing, types and efficiencies of HVAC and water heater
- Each hallway outside of the bedroom(s) must have smoke detector (if zoned/ split bedrooms then detectors outside **each** bedroom) If any gas appliances or attached garage, must have CO detector in bedroom hallways.
- Freestanding ranges must have anti-tip bracket installed
- Garage door opener safety pressure reverse properly set

