

FACILITIES BUILDING STANDARDS

Section 99 0000

Key Issues for Quality Control Checks

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The following are some commonly found construction issues during quality control site inspections.

1. Confirm that fire-rated walls are constructed correctly.
2. All through-wall penetrations must be UL-rated systems, built to specification, with labels affixed.
3. Firestopping system must be same manufacturer through a project (3M, Hilti, STI).
4. Verify all through-floor penetrations are firestopped correctly, UL-rated system.
5. Metal backing shall meet the minimum specification requirements and shall be installed per drawing details.
6. If wood backing is used, fire-retardant wood is required and must have factory markings.
7. Metal studs shall be screwed off per code requirements, at a minimum.
8. Door headers and stud framing must follow architectural details, in terms of gauge strength, size, and spacing and screw attachments. Screw pattern requirements must be met on drywall.
9. Door jambs shall be level and plumb prior to door installation.
10. Door frames, window frames, corner guards, hand/bumperrails, etc shall all be attached with the product-required number of screw attachments.
11. Roof storm drains must be cut and sealed-in correctly.
12. Fire sprinkler piping, plumbing piping, ductwork must be supported at code-required distances and locations.
13. Fire sprinkler heads shall be installed plum and flush with ceiling tile. Verify no bent deflector plates at heads.
14. Nothing shall be attached to or touching fire sprinkler piping.
15. All piping valves shall have labels and a valve index chart shall be provided.
16. All piping shall be labeled.
17. At piping and ductwork requiring insulation, there shall not be breaks in insulation at hangers or through wall locations. All ductwork insulation shall be continuous and taped appropriately. Hangers cannot be covered in mastic.
18. Duct board shall be installed correctly between ductwork and duct supports/hangers.
19. VAV box coils shall be installed in an accessible location for maintenance.
20. No dissimilar metals shall be in contact with each other in-wall and above-ceiling.
21. All electrical breakers must match coordination study. All electrical panel schedules must be verified to have the correct information. Spare breakers must be identified as "SPARE" and be in the "off" position.
22. All electrical conductors shall be labeled with panel name and circuit.
23. Only three current carrying conductors are permitted in a homerun 3/4" conduit.
24. Electrical junction boxes, covers and conduit shall be painted, per requirements. Refer to 26 0000 Electrical section.
25. Electrical conduit and boxes shall be supported and installed per code. Verify all boxes closed; j-boxes have cover plates; knock-out holes must have plug installed.
26. Verify all GFCI protection provided in bathrooms, near sinks, etc; confirm labeled/installed correctly.
27. Light fixtures shall be installed and supported per manufacturer requirements.
28. Labels shall be provided at all disconnects and panels.
29. Fire alarm junction boxes, covers and conduit shall be painted red. Address shall be labeled on all fire alarm devices.
30. During and post-construction (prior to owner occupancy), contractor shall remove all temp power/lighting, remove med-gas test gauges, demo old pipe/conduit/hangers/supports, etc that are not in use.