

1. Record Nr.	UNINA9910820487403321
Autore	Schimd Karl F.
Titolo	Building inspection manual : a guide for building professionals for maintenance, safety, and assessment / / Karl F. Schmid
Pubbl/distr/stampa	New York : , : Momentum Press, LLC, , [2014] ©2014
ISBN	1-60650-616-1
Descrizione fisica	1 online resource (269 p.)
Disciplina	693.8520287
Soggetti	Building inspection
Lingua di pubblicazione	Inglese
Formato	Materiale a stampa
Livello bibliografico	Monografia
Note generali	Description based upon print version of record.
Nota di bibliografia	Includes bibliographical references and index.
Nota di contenuto	Part 1. New building construction inspections -- 1. House/light construction -- Temporary power -- Site work -- Soils and foundation work -- Basement/cellar walls, footings, and slabs -- General -- Concrete slabs -- Concrete foundation walls -- Concrete masonry foundation walls -- Wood foundations -- Electrical rough-in -- General -- Kitchens -- Dining rooms -- Bathrooms -- Other interior spaces -- Basements and attics -- Outside areas -- Mechanical rough-in -- Forced-air furnaces -- Condensing furnaces (high efficiency) -- Oil burners -- Ducting -- Combustion air -- Vents and connectors -- Appliances -- Exhaust venting -- Whole house ventilation systems -- Plumbing rough-in -- Underground plumbing -- Sewage ejectors -- Drains -- Traps -- Cleanouts -- Island-fixture venting -- Vents -- Air admittance valves (AAVs) -- Wet vents -- Water services -- Waterlines -- Gas piping -- Water heaters -- Laundries -- Kitchens -- Bathrooms -- Exterior -- Framing -- General -- Walls -- Roofs -- Trusses -- Energy requirements -- Moisture, thermal protection, and insulation -- General -- Access hatches and doors -- Attic insulation -- Wall, floor, and ceiling insulation -- Slab insulation (on-grade and below grade) -- Vapor retarders -- One-coat stucco -- Final inspections -- Exteriors -- Interiors -- Fire inspections -- Electrical -- Mechanical -- Furnaces -- Plumbing -- 2. High-rise building construction -- Site construction -- Earthwork, embankments, trenching, and grading -- Soil treatment for termites --

Utilities -- Roads and parking areas -- Water well drilling -- Concrete -- Lightweight concrete -- Cold weather operations -- Hot weather operations -- Reinforcing bars (rebar) -- Forms -- Masonry -- Structural steel -- Carpentry and millwork -- Thermal and moisture protection -- Membrane roofing (ballasted and glued) -- Asphalt shingle roofs -- Sheet metal roofing -- Standing seam metal roofs -- Membrane roofing -- Insulation materials -- Stucco -- Doors and windows -- Steel doors and frames -- Fire doors -- Glass and glazing -- Hardware -- Interior finishes -- Ceramic and quarry tile -- Resilient floor covering/tile -- Acoustical treatments -- Drywall finishes -- Painting -- Conveying systems -- Elevators -- Platform lifts -- Mechanical -- Plumbing -- Heating, all types -- Ventilation systems -- Air conditioning and refrigeration -- Testing and training (HVAC systems) -- Gas distribution -- Electrical -- Interior -- Exterior -- Construction safety -- Pre-construction safety -- Housekeeping standards -- Final inspections -- Architectural -- Mechanical -- Electrical -- Elevators --
 Part 2. Due diligence inspections and existing buildings capital project planning -- 3. House/light construction --
 4. Larger buildings -- Site -- Grading, drainage, and landscaping -- Roads, walks, parking lots, and other paved surfaces -- Reduction of one-person automobile use -- Signage -- Structural/seismic -- Structural criteria -- Walk-th rough survey -- Structural/seismic design assessment -- Building exterior -- Exterior wall assembly -- Fenestration -- Hardware -- Miscellaneous -- Roofing -- Water tightness -- Construction -- Other roofing details -- Building interior -- Entrances -- Public rest rooms, shower rooms, kitchens, and fixtures -- Floor coverings -- Interior walls and partitions -- Miscellaneous -- Limited disabled access review -- Parking and exterior accessible routes -- Interior accessible routes -- Bathrooms -- Pay or public telephones -- Elevators and lifts -- Emergency egress -- Stairs -- Drinking fountains -- Heating, ventilating, and air conditioning systems (HVAC) -- Inventory and description -- System inspections and evaluations -- Plumbing -- Occupied spaces -- Sanitary systems -- Storm water systems -- Irrigation systems -- Plumbing fixtures -- Gas piping -- Gas meters -- Additional considerations -- Electrical -- Service and distribution -- Exterior and site lighting -- Interior lighting -- Fire and safety -- Electrical -- Hazardous materials -- Fire safety -- Earthquake and other disaster preparedness -- Vertical transportation --
 Appendix A. Inspecting a school district, a campus, or similar --
 Appendix B. Organizations that affect construction -- Bibliography --
 Index.

Sommario/riassunto

It all begins with inspections. Everyone who is involved with buildings, or even a single building, whether as an owner, designer, constructor, operator, maintainer, buyer, or seller, will eventually have to conduct or have conducted facilities inspections. Throughout the United States, cities and counties have a building department. Sometimes they are named the Department of Buildings, sometimes Department of Safety and Buildings, and there may be other names too. But they have this in common: (1) The plan reviewers ensure code compliance and (2) the inspectors ensure that the construction is in accordance with the approved plans. Both plan reviewers and inspectors are usually knowledgeable of the local building codes (though rare, it's a problem when they are not), so, while at times these may seem difficult, these should be viewed as part of the project team. There are checklists that will help you to prepare for the inevitable building department plan reviews and inspections.
