

ETASHI - Feb. 19 & 20, 2010
Educational Seminar
“New Home Construction”
Friday

Friday Presenter; Mr. Douglas Hansen

Class descriptions and content Overview;

This seminar will focus on the inspection process and issues relevant to new home construction. The 2009 International Residential Code has introduced new rules for carbon monoxide detectors, building egress, fire separation, foundations, energy conservation and much more. As always, there are also many changes to the rules for the major systems of the home, including plumbing, mechanical, and electrical. This seminar is intended to keep the home inspector up to date with modern building standards, and will highlight the items that are new for the 2009 IRC. For each topic where there have been specific changes in the 2009 IRC, we will discuss the old rule, the new rule, and the reasoning for the changes. This seminar uses text and illustrations from the very practical, “Code Check” series. The seminar is interactive and practical; the instructor is an experienced home inspector and possess numerous code certifications. This seminar will help bring the academic world of building codes, standards and regulations, into practical application for the home inspector.

Friday Morning:

- First morning session – Building
 - > Building planning, including wind and topographic issues
 - > Non-structural issues, including room dimensions & fixture clearances, separation walls & ceilings, secondary egress, carbon monoxide alarms, smoke alarms, safety glazing, exit doors, stairs, handrails, guardrails, & building identification.
- Second morning session – Structural issues:
 - > Grading, drainage, foundation anchoring
 - > Lateral restraint for daylight basements, ventilation, deck connections
 - > Framing, bracing, SIPS, & fireplaces

Friday Afternoon:

- First afternoon session
 - > Energy Conservation.
 - > Mechanical Systems, including appliances, dryer exhaust, ducts, and hydronics.
- Second afternoon session
 - > Fuel gas piping.
 - > Plumbing Systems, including fixtures, floor drains, cleanouts, and wet vents.

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Saturday

Saturday Presenters;

Morning session - Mr. Todd Duncan

Afternoon session - Mr. Douglas Hansen

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Morning: Foundations & Framing for New Home Construction.

Starting with foundation walls and basement walls, then working up from there through the homes framing, the morning session will walk the home inspector through a detailed approach to new home construction inspections. In each of the sessions we will look at building code standards and requirements, proper installation and applications and common mistakes and defects to look for. There will be a power point slide presentation applicable to each section of the presentation to highlight and demonstrate the content being covered.

Afternoon: What's new in Electricity.

Recent changes in the electrical industry have resulted in greatly expanded requirements for GFCIs, AFCIs, Tamper-Resistant Receptacles, and other electrical devices. Each revision of the National Electrical Code provides greater clarity and safety. Recent editions have included numerous revisions that affect residential construction. This session will review these and other key residential changes and will keep the home inspectors up to date on current residential information.

Saturday Morning:

- First morning session
 - > Foundation walls
 - > Basement walls
 - > Floor framing
- Second morning session
 - > Wall framing
 - > Roof framing
 - > Load path, Lateral stability and Bracing

Saturday Afternoon:

- First afternoon session
 - > New electrical materials, methods and rules.
- Second afternoon session
 - > Panel locations
 - > Kitchen receptacle outlet spacing
 - > Wet location receptacles & wiring
 - > Uses of non-metallic sheathed cable
 - > Hydro-massage tubs