



Fireplace/Chimney Repair Inspection Checklist

This is not a comprehensive list of requirements, only a general guide for installation

Reference Information

- 2001 CBC, Chapter 31: Special Construction, Section 3102
- City of San Jose Policy UBC 31-1-94 (details of fireplace and chimney repair)
<http://www.ci.san-jose.ca.us/building>

General Requirements

- A minimum of 4-#4 vertical steel rebars are required.
- Two additional #4 vertical steel rebars are required if any chimney dimension is greater than 40".
- #5 vertical steel rebars are required if chimney extends more than 5' above the last lateral tie but less than 8'.
- Engineering calculations with a wet stamp and signature are required if chimney extends more than 8' above the last lateral tie.
- Minimum 1/4" stirrup must be placed at a maximum of 18" on center.
- Stirrups must be one piece and have lapped extensions of not less than 8".
- Two stirrups must be placed at each bend in vertical rebar.
- Two 1/4" stirrups are required at the top of the chimney
- Two 3/16" by 1" steel straps (lateral ties) must be placed at each floor and roof line.
- Straps must be cast at least 12" into chimney with a 180-degree bend with a 6" extension around the vertical rebar.

Extent of Rebuild

- Existing chimneys that are **not built** in conformance with current code requirements must be removed down to the shoulder of the firebox and completely rebuilt.
- Complying chimneys have existing vertical #4 rebar, 1/4" stirrups installed, rebar cells fully grouted, a chimney flue liner installed and properly grouted.

Progress Inspection

- Permit Card available on job site and access to the roof provided.
- Construction must be completed up to the first lateral tie. If multiple lateral ties are required, multiple progress inspections are required
- Vertical rebar must be installed, fully grouted with a minimum of 20" of steel reinforcing bars exposed.
- The steel straps must be completely installed and visible for inspection.
- Stirrups must be on the job site at the time of the progress inspection.

Final Inspection

- Permit Card available on job site.
- Final inspection includes spark arrester and flashing around chimney.
- Access to the roof must be provided. Inspectors DO NOT carry ladders.

- Two ¼" stirrups are required at each strap.
- Each strap must be bolted with two ½" bolts (lag screws are not acceptable) to the structural members of the building, such as floor joists or rafters, or a 2X4 cross tie nailed to a minimum of 4 joists with 2-16d nails to each joist.
- The chimney must extend 2' above any part of the building within 10' of the chimney
- Chimney must be fitted with an approved spark arrester unless located more than 200' from any mountainous, brush-covered or forest-covered land or land covered with flammable material.