

Pacific County  
Department of Community Development  
**Building Final Inspection Requirements**

**Why is a final inspection necessary?**

This is the last opportunity for the building inspector to insure that the construction meets the requirements of the building code. On approval of the final inspection, the inspector issues a certificate of occupancy. Banks often need a certificate of occupancy to complete the loan process.

These are the most common items encountered. Projects vary and may include additional items based on the 2015 International Residential Code.

**What must be completed to obtain a final inspection?**

**General requirements:**

- Planning – approved permit conditions, i.e., drainage plan as-built, post-construction flood elevation certificate, etc.
- Health – approved final inspection of on-site septic system.
- Permit and approved plans on-site and accessible.
- All utilities connected.

**Building Exterior:**

- Address posted. Visible from the roadway, at driveway and residence.
- All exterior windows, penetrations and openings caulked and flashed where required.
- All siding and exterior trim complete.
- Untreated wood siding/trim is separated a distance of 6" from soil.
- The grade at the foundation falls away from the building a minimum of 6" within the first 10'. Or a minimum slope 5%. If swales are used the slope is 2% minimum.

**Decks and Guardrails:**

- Constructed of materials naturally resistant to decay or materials manufactured for exterior applications.
- Decks bolted/lagged
- Decks more than 30 inches above grade when measured 3 feet away from the deck, require a guardrail.
- Guardrail:
  - 36" minimum height measured from the deck to the top of the guard.
  - Does not allow the passage of a 4" sphere, or a 4 3/8" sphere where guard meets the stairs.
  - Triangle formed by riser, tread and bottom element of guard does not allow passage of a 6" sphere.

**Stairs and Handrails:**

- Handrails required at stairs with 4 or more risers.
- Graspable handrail minimum 34" to maximum 38" above the nose of the tread to the top of the handrail.
- Handrail returns to the wall, maximum 4 ½" off wall with minimum 1 ½" clear space from inside of rail to wall.
- Stair riser maximum 7 ¾", tread minimum 10", measured from nose of step tread to nose of following step tread, no more than 3/8" variance in riser or tread overall.
- Profile-a step tread nose between ¾" and 1 1/4" is required on all step treads. Exception to this is that a nosing is not required where the step tread depth is a min. of 11"
- Open risers do not allow passage of 4" sphere, except stairs less than 30" in rise.

- See special provisions for winder and spiral stairs, and ladders for small limited recess areas.

#### **Landings:**

- Exterior doors require landings, minimum 36" x 36", or per size of door opening. The exit door floor/landing shall not be more than 1 ½" lower than the top of the threshold. Landings at doors other than the exit door do not have to meet this requirement. May step down 7 ¾" below door opening unless the door swings over the landing. No landing required for two or fewer risers on the exterior side of the non-exit door.

#### **Crawl Access:**

- The crawl access panel is constructed of exterior grade material that is weather tight and vermin proof. The crawl space access panel shall be such that no special knowledge or tools are required to enter.
- Remove all debris from crawl space.
- R-30 insulation is securely installed against the bottom of the floor.
- Foundation vents are not obstructed by insulation.
- Vapor barrier is black, 6-mil plastic, covering crawl area, wall to wall, with all seams lapped 12".

#### **Interior Finish:**

- House/garage separation – 1/2" drywall on house/garage wall. 5/8" drywall on lid where living space is above.
- Ducts, which penetrate the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26 gauge sheet metal and can have no openings in the ductwork that is within the garage.

- Other penetrations through garage walls shall be filled with approved material to resist free passage of flame and smoke.
- A 1 3/8" solid wood door, honey comb steel door, or 20-minute fire-rated door is required between house and garage.
- Water heater:
  - Strapped to wall.
  - Pressure/temperature relief valve to exterior with elbow pointing down 6 – 24" above grade.
  - Drain pan and rigid insulation if required. Non compressible R-10 insulation required under hot water tank.
- Protect appliances in the garage from vehicles.
- Whole house ventilation system installed.
- Exhaust fans vented to exterior with back draft damper sealed at exterior.
- Furnace and mechanical systems operational, combustion air, fresh air and dampers per specifications.
- Dryer ducting is smooth wall metal pipe, no penetrations into duct, back draft damper at termination.
- Attic and access cover:
  - Insulated and access sealed.
  - Insulation certification completed by installer.
  - Ladder provided to ensure all ducting still attached.
- Provide manufacturer's specifications for all gas and solid fuel fired appliances.
- Electrical fixtures installed, trimmed and covered.
- Plumbing fixtures installed and sealed per manufacture specifications.
- Exhaust sealed and run to exterior with back draft damper at exterior.

- Dishwasher attached to framing and air-gap, high loop or integral backflow device installed.
- Egress for sleeping rooms; minimum 20" wide, 24" high, 5.7 square feet for second story and 5.0 square feet for first floor. Maximum sill height 44" from floor.

#### **Smoke/Co Alarms:**

- Smoke alarms required when interior alterations, repairs or additions requiring a building permit occur.
- Alarms must be interconnected and hard wired unless the area of work does not result in the removal of interior wall or ceiling finishes exposing the structure unless there is an attic, crawl space or basement available that can provide access for hard wiring.
- Smoke alarms are required at every floor level, in each bedroom, and in hallways serving bedrooms.
- Alarms may be connected to central/monitored alarm systems when they receive power from premises electricity, will still work if system is disconnected from monitored system.
- Carbon monoxide detectors are required just outside the bedroom areas, and on each level. Combination smoke/co detectors can be used