



COUNTY OF MENDOCINO

DEPARTMENT OF PLANNING AND BUILDING SERVICES

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FINAL INSPECTION CHECKLIST For a Single-Family Dwelling

PAPERWORK REQUIRED

1. "JOB COPY" Stamped set of Plans and calculations are on site.
2. Permits on Site-all previous correction notices are completed.
3. CDF (CalFire) Final Inspection Notice.
4. Special inspection reports completed (If required)
5. Insulation Certificate Completed and on site.

EXTERIOR INSPECTION

1. Foundation vents in and unobstructed-adequate amount. One square foot of ventilation for every one hundred and fifty square foot of floor space.
2. Attic vents in and unobstructed-adequate amount one square foot every 150 square foot of attic space.
3. Electrical service panel is dressed out and grounded. Breakers permanently identified as to the circuits they control. Subpanels have neutrals isolated when in the same building.
4. ABS or PVC waste vents painted at exterior and at roof with latex based paint.
5. Grading complete. Two percent from structure for five feet or five feet or have prior written approval from the building official.
6. Exterior receptacles installed outside shall be GFCI protected and weather protected.
7. Underfloor area shall be free of ponding water, wood, or debris. An underfloor access cover is required.
8. Underfloor insulation properly supported.
9. Exterior doors weather stripped.
10. All ferrous gas piping shall be protected (painted or wrapped).
11. House address shall be posted in 2 1/2 inch high numbers on a contrasting background.

12. Non-removable back flow devices must be installed on all exterior hose bibbs and set screw broke off.
13. Shut-off for main water line and main gas line must installed.
14. Backdraft damper to be installed on dryer vent on exterior.
15. All lights must be installed.
16. All post and header connections must have approved brackets.
17. Liquid Petroleum Gas Tanks must be ten foot from combustible construction and ten foot from the property line. A dialect union shall be installed on the gas line before it enters the house-if Meral gas pipe is used.
18. All required Exits, Stairs, Handrails, and Decks shall be completed. See attached Diagram on the last page.

GARAGE FINAL CHECKLIST

1. Electrical Boxes in firewalls shall be one hour fire rated and have a one hour rated faceplate, or 26-gauge metal faceplate.
2. Electrical wires in the garage shall be protected to a height of 8 feet above the floor.
3. Receptacles are to be GFCI protected.
4. Garage door to dwelling to be 20 minutes rated, or 1 3/8 inch solid core, self-closing door with a tight fitting gasket.
5. Penetrations of Fire walls require 26-gauge metal from the appliance through the fire wall, or have approved fire collar around pipe entrance to the fire wall.
6. Water Heater in garage:
 - a. Secured to framing at upper and lower 1/3rd of the appliance.
 - b. Pressure temperature relief valve to be hard drawn copper, galvanized steel, or CPVC terminating downward not more than 2 feet or less than 6 inches above the floor.
 - c. Hot and Cold water lines to be insulated.
 - d. Chimney to be secured to water heater.
 - e. Provide 1 inch clearance to combustible for B vents.
7. Appliances in path of automobiles are to be protected by bollards.
8. Furnaces in garage:
 - a. Ducting to be 26-gauge metal from furnace through fire wall.
 - b. Provide clearance from B vents to combustible construction on 1 inch.
 - c. Plastic vents penetrating fire walls are to be equipped with approved fire collars.
9. Appliances that generate a spark, glow, or flame must be 18 inches or higher above the floor.

INSIDE THE HOUSE - THE KITCHEN

1. Kitchen range hood-duct continuous to outside air.
2. All plumbing fixtures connected to the drain system.

3. Dishwasher drain 1 inch air gap installed.
4. Kitchen:
 - a. Sink installed.
 - b. Provisions for stove must be present either as capped off gas line, or a 220 outlet installed into the wall. If stove is to be wired directly, it shall be connected.
 - c. All receptacle outlets above the kitchen counters are required to be GFCI protected.
5. Fluorescent lights installed and connected to the first switch upon entering the room.
6. Vertical clearance above cooking top - 30 inches to unprotected combustible material, or 24 inches if ventilating hood is used.

INSIDE THE HOUSE - THE BATHROOM

1. Fluorescent lights installed and connected to the first switch upon entering the room.
2. Shower and tub enclosure safety glass door or curtain installed.
3. Receptacles to be GFCI protected.
4. Ultra low flush water closets installed, 1.6 gallons per flush maximum.
5. All bathrooms must be complete with water closet, lavatory and tub/shower and material impervious to moisture, a minimum of 6 feet above the shower drain. Walls must be painted.

INSIDE THE HOUSE - THE BEDROOM

1. Hard wired smoke detectors with battery back-up are required at entrance to each bedroom, at the hallway access to bedrooms at the top of stairways for each floor.
2. All receptacles connected to an ARC circuit protector breaker or receptacle.

INSIDE THE HOUSE - THE ATTIC

1. Attic access 22 inches by 30 inches.
2. Water Heater in attic:
 - a. Pan with a minimum 2 inch curb. Drain to run outside. Minimum size drain 3/4th inch.
 - b. Pressure temperature relief valve run to the outside within 6 inches minimum and 24 inches maximum from the ground.
 - c. Pressure temperature relief valve cannot drain into the pan.
 - d. Heater secured to framing at the upper and lower 1/3rd of the appliance.
 - e. Hot and Cold water lines to be insulated.
 - f. Platform from attic access to appliance 24 inch wide path to unit unobstructed and 30 inch working area in front of the controls. Maximum length of travel 20 feet.
 - g. Light provided with switch at attic access and Romex wiring protected, 120 volt outlets within 6 foot of the attic access.

3. Furnace in attic:
 - a. Platform from attic access to appliance 24 inch wide path to unit unobstructed and 30 inch working area in front of the controls. Maximum length of travel 20 feet.
 - b. Light provided with switch at attic access and Romex wiring protected, 120 volt outlets within 6 foot of the attic access.
 - c. Attic access 22 inches by 30 inches, or as large as the largest piece of equipment.
4. All wiring to be protected within 6 feet of attic access.
5. Bathroom exhaust fan ducts in attic are to be run to the outside of the building with a back-draft damper on the exterior end.

INSIDE THE HOUSE – OTHER ITEMS

1. Furnace and water heater fuse installed and for forced air unit motors. Required clearances provided on units and vents.
 - a. Combustion air provided.
 - b. Fuses or Circuit breakers sized properly on heat pumps and air conditioners.
 - c. Exterior gas furnace vent termination eight feet from openings, minimum 12 inches above roof deck (over 3/12 pitch).
2. Check for 12 inch clearances for incandescent light fixtures to closet shelves. Fluorescent light fixtures can be 6 inches to shelves. Recessed incandescent light fixtures can be 6 inches to shelves.
3. All electrical wiring run plugs and switches installed with face plates. All light fixtures to be installed or approved cover plates installed.
4. Fireplaces and Woodstoves must be installed, including hearth, combustion air ducts, and metal or glass doors. Hearth to extend 16 inches in front of fireplace and 8 inches to each side minimum. If a free standing fireplace is installed, support box and hearth must be installed. A spark arrestor must be installed on the chimney. Proper clearance above roof ridge 2 feet higher than any part of roof within 10 feet. Manufacture's installation instructions must on site for inspection.
5. Potable water must be provided to the dwelling. If well or treatment system, all installations must be complete.
6. Check approved plans for specific requirements applicable to this job.
7. Automatic setback thermostat needs to be installed for furnace. Furnace room needs to be weather- stripped if gas is used as fuel and room located with the house.

WHAT IS NOT REQUIRED

1. Carpeting, interior trim work and painting (except bathroom).