



COMMUNITY DEVELOPMENT AGENCY BUILDING DEPARTMENT

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Residential Final Building Inspection Checklist

The following checklist is intended to assist permit applicants regarding minimum code requirements that need to be completed prior to scheduling a final building inspection for their permit. The contractor and/or owner should review this list prior to scheduling a final building inspection. If a final building inspection is scheduled and the below minimum requirements are not met a re-inspection fee may be assessed. Please keep in mind that this is not all-inclusive list and additional items may be required as determined during the inspection.

OK N/A General:

- Construction site is safe for inspection and all debris is removed from the site.
- Site construction shall match the requirements and components of the approved plans.
- Verification that all previous required inspections have been completed and signed off.
- All required sign-offs/approvals from other departments are completed (Fire Department, Environmental Health Department, Public Works, etc).
- Provide safe and adequate sized ladder(s) for roof and attic inspection. Ladder shall be secured and extend above the roof edge per minimum OSHA standards.
- Fire sprinkler system pressurized and ready to test.
- Minimum 4" address numbers are completed and visible from the public roadway.
- All exterior weatherization, painting and sealing is completed.
- All guards and handrails to be installed per California Residential Code. Interior and exterior stairs, decks and landings shall be completed with solid landings at top and bottom of stairs.
- Smoke and carbon monoxide detectors shall be installed and ready for test.
- Any outstanding fees paid (if any) including final inspection.
- All wet areas have finishes completed and sealed (tile, granite, etc) in bathrooms and kitchens.
- Fully tempered glazing at hazardous location per the California Residential Code.
- All underfloor and attic cross ventilation completed with screens per the California Residential Code.
- Doors from garage to house are 1 3/8" solid core or 20 minute rated and self-closing/latching (only self-closing/latching if fire sprinklers are installed in the building).

Electrical:

- Structure must have power for testing circuits and electrical components.
- All circuit breakers and other overcurrent protection devices are clearly labeled for their use.
- GFCI outlets are required for all kitchen receptacles that are designed to serve countertop surfaces, dishwashers, bathrooms, in under-floor spaces or below grade level, in exterior outlets, within 6' of laundry/utility/wet bar sinks, laundry areas and in all garage outlets dedicated to a singled or garage door opener.
- 15/20 amp branch circuits for family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, kitchens, laundry rooms or similar rooms/areas shall be protected by a listed combination type arc-fault circuit interrupter.
- Exterior receptacles shall be GFCI protected, approved for use in wet location, and in a weatherproof "in use" enclosure.
- Proper receptacle spacing at kitchen counters and islands (24" from edge of counters, 1 min. at island, etc)
- All 15/20 ampere receptacles shall be listed tamper-resistant.
- Adequate working space is provided in front of all circuit breakers and overcurrent protection devices per the California Electrical Code (30" wide, 36" in depth and 6'8" in height).
- All interior and exterior lights shall be certified high efficacy.
- A minimum of 1 light in bathrooms, garages, laundry rooms and utility rooms shall be controlled by a vacancy sensor.
- All exterior lighting shall be high efficacy, controlled by a manual on/off switch and comply with one of the following:
 - Photo-control with motion sensor not having an override or bypass switch
 - Astronomical time clock not having an override or bypass switch

- Photo-control and automatic time switch control not having an override or bypass switch

Mechanical:

- Mechanical equipment shall be installed per manufactures specifications and located per approved plans.
- Manufactures installation and operation manuals shall be located near the appliance.
- A/C compressor(s) has a disconnecting means within site (or lockable disconnect) with adequate working space clearances.
- A/C compressor(s) overcurrent protection meets the maximum/minimum overcurrent protection requirements per the manufacturer.
- A/C compressor(s) line-set insulation is UV and vapor retardant per California Energy Code requirements.
- A 120 volt receptacle must be located within 25' of the mechanical equipment for service.
- Where gas fired appliances are supplied by propane and located in underfloor crawl space, a minimum 3" propane drain shall be installed per County Ordinance.
- Chimneys must extend a minimum of 2ft above any roof/structure within 10ft and not less than 3ft above the highest point where the chimney passes through the roof.
- Environmental exhaust duct(s) terminated minimum 3ft to openings into the building and property lines.
- Anti-tip device shall be installed on free standing stove(s)/oven(s).
- Appliances in the path of vehicles in the garage shall be mounted minimum 6ft above garage surface or be protected by a bollard.

Plumbing:

- All water lines are filled with water to test plumbing fixtures and appliances. PEX plumbing has been properly flushed with required tagging at fixtures per the material manufacturer.
- All plumbing fixtures are installed, sealed and are in working condition meeting maximum flow rates per the California Plumbing Code.
- Listed air-gaps shall be provided for dishwasher on discharge side and be mounted on countertop.
- Non-removable backflow preventers are installed on all hose bibs.
- All exterior ABS and PVC plumbing is painted (latex paint)/protected from UV rays.
- Gas pipe passing through outside wall is protected against corrosion by coating with approved material.
- Minimum 3" gas line sediment traps are installed at required gas appliances with disconnects within 6ft of the appliance.
- Water heaters are strapped, relief valve terminated to the exterior and installed per manufactures installation instructions. Catch pan/drain to exterior if located on raised floor or attic areas.
- Building cleanouts installed per California Plumbing Code and within 5ft of underfloor access.

Energy Standards:

- Insulation certificate(s) are onsite.
- Provide original and state registered copies of all required installation and verification energy certificate forms per the California Energy Code:
 - CF1R-NCB-01-E (newly constructed buildings and additions over 1000sq.ft.)
 - All CF2R required by the certificates of compliance (CF1R)'s
 - All CF3R forms, when field verification and/or diagnostic testing is required by CF1R

Green Building Standards:

- Homeowners manual shall be completed and onsite per the California Green Building Standards Code.
- Erosion control measures are in place if permanent landscaping has not been completed.

Grading and Drainage:

- Site grading and drainage per approved plan. Drainage away from foundations shall be a min. slope of 5% for 10' (6" in 10') and terminate to an approved drainage way per the project plans.

Wildland Urban Interface (WUI) Standards:

- Defensible space requirements are met for all required exterior vegetation within 100ft of structures.
- Gutter guards are installed to prevent the accumulation of vegetation debris.
- Noncombustible maximum 1/8" screens cover any operable skylight openings.
- Garage doors have not gaps around the door more than 1/8"

Above 4,000ft Elevation Requirements:

- Water lines shall be installed with a "stop and drain" valve located with a line day-lighting onto the ground surface.
- Hot and cold water supply piping shall be installed for winterization, freeze protection, and routine drain down per County Ordinance.
- All vent terminals shall be protected from closure and sliding snow and ice by the use of metal crickets per County Ordinance.

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