



COUNTY OF MENDOCINO

DEPARTMENT OF PLANNING AND BUILDING SERVICES

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FINAL INSPECTION CHECKLIST For a Single-Family Dwelling

PAPERWORK REQUIRED

1. "Reviewed For Code Compliance" Stamped set of Plans and calculations on site.
2. Permits on Site and all previous correction notices are completed.
3. CalFire Final Clearance Letter, if the single-family dwelling is in the State Response Area.
4. Special inspection reports completed (If required).
5. Geo Technical final approval letter (if required).
6. All operation and maintenance manuals for all equipment and appliances.
7. Final CF3R energy report.

EXTERIOR INSPECTION

1. Foundation vents installed, unobstructed and adequate venting. One square foot of ventilation for every one hundred and fifty square foot of floor space.
2. Attic vents installed and unobstructed-adequate amount one square foot every 150 square foot of attic space.
3. The electrical service panel is completed. Grounding electrode system has an approved connection, such as two ground rods. Breakers permanently labeled as to the circuits they control. Subpanels have neutrals isolated when in the same building.
4. ABS or PVC drain-waste vent at exterior roof terminations, shall be UV protected with latex paint.
5. Grading shall be completed. Two percent for impervious surfaces within 10 feet from building foundation.
6. Exterior receptacles installed outside shall be of the G.F.C.I., Weather Resistant, and Tamper Resistant type.
7. The underfloor area shall be free of ponding water, wood, or debris. An underfloor access cover is required.
8. Underfloor insulation is properly supported.
9. Exterior doors shall have a weather strip installed.

10. Outdoor lighting must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control, or an astronomical time clock.
11. All ferrous gas piping shall be protected (painted or wrapped).
12. House address shall be posted not less than 4-inch numbers on a contrasting background.
13. Non-removable back flow devices shall be installed on all exterior hose bibbs and set screw broke off.
14. The shut off valve for main water line and main gas line shall be installed.
15. Backdraft damper to be installed on dryer vent on exterior.
16. All lights fixtures shall be installed at the time of the final inspection.
17. All post and header connections must have approved brackets.
18. Liquid Petroleum gas tanks must be ten feet from structures, public ways and ten feet from the property line.
19. All required exits, stairs, handrails, decks, and landings shall be completed.

GARAGE FINAL CHECKLIST

1. Electrical outlets in firewalls shall be one hour fire rated and have a one hour rated faceplate, or 26-gauge metal faceplate.
2. Horizontally installed NM cables (aka Romex) in the garage shall be protected to a height of 8 feet above the floor.
3. Receptacles are to be protected by G.F.C.I., and Tamper Resistant type.
4. Lighting shall have automatic shutoff controls.
5. Garage door to dwelling to be 20 minutes rated, or 1 3/8-inch solid core, self-closing door with a tight-fitting gasket.
6. 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.
7. 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 pipe, terminating outside the structure and downward not more than 24 inches or less than 6 inches above grade.
 - c. The first 8 feet of hot and cold-water lines to be insulated.
 - d. Chimney to be secured to water heater.
 - e. Type B Vents minimum clearances from combustibles shall be as its listing.
8. Gas burning appliances, and ESS (batteries), in the path of automobiles shall be protected by bollards.
9. Furnaces in garage:
 - a. Ducting to be 26-gauge metal from furnace through fire wall.
 - b. Provide clearance from B vents to combustible construction as it is listing.
 - c. Plastic vents penetrating fire walls are to be equipped with approved fire collars.
10. 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 shall drain through a 1-inch air gap.
4. Kitchen:
 - a. Sink installed.
 - b. If the oven/range is supplied by gas, it shall be supplied with gas shut off valve, and 120-volt receptacle. If the oven/range is only electric a 220-volt receptacle shall be provided. If the stove is to be wired directly, it shall be connected. All oven/ranges shall have their anti-tip brackets installed.
 - c. All receptacle outlets above the kitchen counters are required to be Tamper Resistant Type, Arc-Fault and G.F.C.I. protected.
5. Lighting shall have readily accessible wall mounted dimming controls that allow lighting to be adjusted up or down, in the kitchen and dining room.
6. Vertical clearance above cooking top is no less than 30 inches to unprotected combustible material, or 24 inches if ventilating hood is used.

INSIDE THE HOUSE - THE BATHROOM

1. A minimum of one luminaire installed and shall be controlled by an occupancy or vacancy sensor.
2. The shower and tub enclosures shall have a door with safety glazing or curtain installed.
3. Receptacles shall be protected by G.F.C.I. and Tamper Resistant Type.
4. Ultra-low flush water closets installed, 1.28 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 floor. Walls must be painted.

INSIDE THE HOUSE - THE BEDROOM

1. Interconnected 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. If more than one carbon monoxide detector is required, these shall be with a battery backup and interconnected.
3. All 15/20-amp branch circuits (exemption bathrooms) shall be Arc-Fault protected.
4. All receptacles lower than 5 feet 6 inches from the floor, shall be of the Tamper Resistant Type.
5. The lighting shall have readily accessible wall mounted dimming controls that allow lighting to be adjusted up or down.

INSIDE THE HOUSE - THE ATTIC

1. Attic access 22 inches by 30 inches.
2. Water Heater in the attic:
 - a. Pan with a minimum 2-inch curb. Drain to run outside. Minimum size drainage pipe shall be a minimum ¾ of an inch.
 - b. Pressure temperature relief valve shall run to the outside within 6 inches minimum and 24 inches maximum from grade.
 - c. Pressure temperature relief valve cannot drain into the pan and shall terminate to an approved location.
 - d. Heater secured to framing at the upper and lower 1/3rd of the appliance.
 - e. The first 8 feet of 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. The maximum length of travel is 20 feet.
 - g. A light shall be provided within 6 feet of attic access, and a switch at attic access and NM Cable (Romex) wiring shall be protected.
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. The maximum length of travel is 20 feet.
 - b. Attic access 22 inches by 30 inches, or as large as the largest piece of equipment. Light provided within 6 feet of the attic access, and a switch at attic access and ant NM Cable (Romex) wiring shall be protected
4. 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. Furnaces, heat pumps, ac units, mini splits, water heaters shall have their own dedicated branch circuit and have their own over current protection device. These appliances shall have the required clearances.
 - a. Combustion air provided.
 - b. Fuses or Circuit breakers sized properly on heat pumps and air conditioners.
2. Clearances for surface-mounted incandescent or LED luminaries in closets.
3. All electrical outlets, receptacles and switches shall be installed with face plates. All light fixtures shall be installed.
4. Lighting shall have automatic shut controls, in utility rooms and walk-in closets.
5. All solid burning woodstoves, woodstove inserts, and pellet stoves must be EPA certified.
6. Woodstoves, woodstove inserts, pellet stoves, and gas stoves must be completed. Hearth to extend 16 inches in front of fireplace and 8 inches to each side minimum from combustibles. If a free-standing woodstove is installed, the hearth must be completed. A spark arrestor must be installed on the chimney. Proper clearance above roof is 2 feet higher than any part of roof within 10 feet. Manufacture's installation instructions must be on site for inspection.
7. Potable water shall be provided for the dwelling. If there is a well or treatment system, all installations shall be completed.
8. Check approved plans for specific requirements applicable to this job.
9. An automatic setback thermostat needs to be installed for the furnace. The furnace room needs to be weather- stripped if fuel is used if the furnace room is located with the house.

10. See other Energy Code for Single-Family Residential Mandatory Requirements that may be required.
11. Flow and alarm test of the fire suppression system.
12. Verify that all smoke detectors are interconnected and approved locations.

WHAT IS NOT REQUIRED

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

