



**FINAL INSPECTION**

**BASED ON THE 2013 CALIFORNIA RESIDENTIAL CODE**

PERMIT: \_\_\_\_\_ ADDRESS: \_\_\_\_\_

The following items are to be reviewed for completion by the contractor/owner prior to scheduling an inspection. Each item is to be checked as “OK” or “N/A”. The person reviewing these items will need to sign and date this form. Present the completed form to the Building Inspector prior to commencing the inspection.

**WARNING:** Failure to complete this form may delay the inspection and necessitate a reinspection fee. Prior to this inspection, all required sequential inspections and correction notices must be completed.

This is not an all-inclusive list and additional items may be required as determined during the inspection.

**THIS INSPECTION CANNOT BE PHASED:** At time of this inspection all work shall be completed

**PARTIAL AND PHASED INSPECTIONS:** Partial and phased inspections identified during the inspection process will require additional inspection fees per Building Department Fee Schedule.

**FINAL (600 Combo)**

OK    N/A

- 1.            Construction site is safe for inspection. Boards with nails and excessive debris removed. Ladders and scaffold are removed.
- 2.            Permanent Best Management Practices (BMP’s) are in place and established as required for stormwater control, temporary BMP’s are removed.
- 3.            Approved plans and permit card are on the job-site. CRC §R106.3.1 & 105.7
- 4.            Building must have power for testing circuits and circuit tester.
- 5.            Provide safe and adequate size ladder(s) for roof and attic inspection. Ladder shall extend a min. of 36” above roof edge and be full height to attic access scuttle.

**PERMITS, PLANS AND DOCUMENTATION**

- 6.            All revisions submitted, approved and attached to plans & plan check fees paid.
- 7.            Required “Conditions of Approval” from other departments have been cleared. (Environmental Health, Public Works, Planning, Engineering & Survey, Air Pollution Departments and Fire Department).
- 8.            Defensible space final inspection completed by Fire Department (if WUI requirements apply).

- 9.   Fire Sprinklers final inspection completed by Fire Department (Only for new dwellings)
- 10.   In side the Tahoe Basin, Placer County MOU. Projects shall achieve TRPA final at the same time as building final.
- 11.   Verify compliance with approved plans and required sequential inspections are signed off.
- 12.   Stucco certification (For one and two coat systems)
- 13.   Provide original copies of correctly filled out (CF-2R) Installation Certificate forms for the field inspector at or prior to the final inspection. All the (CF2R)'s required by the Certificates of Compliance (CF1R)'s shall be completed, signed, and registered when Required. Copies shall be provided to the building owner for the homeowners manual. Refer to the residential Compliance Manual for a complete list of 2013 State of California Approved forms:
  - Envelope-Insulation; Roofing; Fenestration (CF2R-ENV)
  - Residential Lighting (CF2R-LTG)
  - Domestic Hot Water (DHW) (CF2R-PLB-02)
  - Pool and Spa Heating Systems (CF2R-PLB-03)
  - Space Conditioning Systems, Ducts and Fans (CF2R-MCH)
  - Indoor Air Quality and Mechanical Ventilation (CF2R-MCH)
- 14.   Provide originals of the registered form, Certificate of Verification (CF-3R) form, when Field Verification and/or Diagnostic Testing are required by the CF1R form for the field inspector at final inspection. Copies shall be provided in the, Building Owner's Manual.
- 15.   Provide PEX water piping certification that meets the flushing, tagging procedures and installation is in compliance with the requirements of the code. CPC §604

**EXTERIOR**

- 16.   Address numbers shall be placed on house, plainly legible and visible from the street or road fronting the property. Numbers shall contrast with background. Numbers shall be Arabic numerals or alphabetical letters with a min. height of 4" and min. 1/2" stroke, reflectorized or may be a minimum 5" high. CRC §R319 and PCC 15.04.160
- 17.   All exterior shall be complete and wood painted. CRC §R317
- 18.   All penetrations of exterior finish are to be sealed or properly screened for insects and weather protection including but not limited to electrical lines, cable, water and gas pipes, AC condenser lines. CRC §R703
- 19.   Where propane drains are necessary they shall terminate per code and Placer County handout. In areas at or above 5,000 ft. elevation, propane drains, when required, are terminated per approved design. CMC 303.8.1 & Placer Co. Handout.
- 20.   Backflow preventers or vacuum breakers shall be installed at hose bibs with the set screw tightened & broken off and pressure regulators. Vacuum breaker on irrigation system shall be 6" above highest head. CPC §603.3.3, 603.5.7

- 21.   Electrical outlets: Minimum of one accessible grade level GFI protected outlet in front and one in rear of the dwelling not more than 6 1/2' ft. above grade and shall be listed & gasketed. CEC §210.52(E).
- 22.   Water pressure regulator required when water pressure exceeds 80 PSI. and shall be approved type with an adequate strainer. CPC §608.2
- 23.   Clean outs: install cleanouts within 2' feet of building and extended to grade with approved fittings or per P.U.D. CPC §715.1 & 719
- 24.   Fire-safe driveway standards are met. Refer to handout.  
Fire-safe driveways located in the Tahoe area shall be approved by NTFPD and Alpine Meadows Placer Co. Ord. 15.04.710.6(0)
- 25.   Clearance between wood siding and earth shall not be less than 6" unless sheathing and wall framing are naturally durable or preservative-treated wood. CRC §R317
- 26.   Exterior Stucco/plaster weep screed clearance shall be a min. of 4" above earth or 2" above paving. CRC §R703.6.2.1
- 27.   Receptacles in a wet location, unprotected by roofed open porch, canopies and alike, shall be GFCI and in an enclosure that is weatherproof whether or not the attachment plug cap is inserted. (Bubble Cover) CEC 406.9
- 28.   Lighting: All exterior lighting mounted to the building or to other buildings on the same lot shall be high efficacy luminaries OR shall be controlled by a photo control and motion sensor combination and shall be listed for damp or wet location. Caulked seal around light fixtures is required. CEC §210.70 A (2) (b), 410.10 & Title 24 Energy code

**A/C COMPRESSOR**

- 29.   A/C compressor(s) Shall be indicated and located per approved site plan.
- 30.   Disconnect shall be readily accessible and not more than 6'-7" above grade.  
(do not install disconnect behind unit.) CEC §440.14, Identification of equipment: For more than one unit permanent identification on A/C unit disconnect. CMC §303.6
- 31.   Verify that circuit breaker &/or fuse are sized per name plate. CEC §440.4
- 32.   Verify that an accessible electrical receptacle is installed at the same level and within 25' of the A/C unit. The outlet shall not be connected to the load side of the A/C disconnect. CEC §210.63

**SAFETY GLASS REQUIRED CRC §R308**

- 33.   When edge of glass is less than 24" from door edge and less than 60" above ground.
- 34.   When glass is more than 9 sq. ft. and edge of glass is less than 18" above floor/ground and top edge is more than 36" above ground and within 36" of walking surfaces.

35.   When glass is within 60” of the waters edge at swimming pool, hot tub, or spa.

### **VENT AND CHIMNEY TERMINATION**

36.   Chimney(s) terminations must be 2’ above any roof/structure within 10’ and not less than 3’ above the highest point were the chimney passes through the roof. See figure CRC §R1001.1
37.   Spark arrester shall be approved, screened, accessible and removable for cleaning. CRC §R1003.9.2
38.   Dryer exhaust duct termination: Duct shall terminate independently to the outside and be equipped with an approved back-draft damper (no screens). CMC §504.3
39.   Environmental air duct exhaust such as hoods, dryer and bathroom vents shall terminate a min. of 3’ from property line and 3’ from openings into a building. CMC §504.5
40.   Gas appliance vents 12” or smaller shall terminate a min. of 12” above any portion of a building within 10’ horizontally when 6:12 or flatter, see CMC Figure 8-2 for other roof pitch requirements. Vents shall be at least 8’ from a vertical wall. All other vents shall terminate a min. of 2’ above the highest point where they pass. Exception: Direct-Vent CMC §802.6.2, 802.8.1
41.   Waste vents shall terminate vertically not less than 6” above roof, nor Less than 1’ from any vertical surface and 10’ from or 3’ above any opening such as windows, doors, air intake, nor less than 3’ from any lot line. Side wall vent may not terminate under vented soffit. CPC §906.1

### **ROOF**

42.   All roofing materials have been properly installed per manufactures specifications, including step-flashings, counter flashings, and “crickets or splitters” behind chimneys as required. CRC Chapter 9
43.   Above 4,000 ft. elevation plumbing vents, B-vents and chimneys not within 36” of the ridge on roof slopes 3&12 and greater are protected from sliding snow or ice with metal crickets or other approved means. Placer Co. Ord. §15.04.420.E
44.   A completed “Certificate of Compliance” for Class A roofing shall be provided to the inspector
45.   Provide leaf guards at gutters as per CRC §R327
46.   Paint all ABS/Plastic vent pipes. IAPMO IS 9-2006 (Installation Standards), CPC §312.4

### **FLAT ROOF/BALCONY DRAINS**

47.   Primary drain(s) shall be properly sized per CPC Table 1101.11

48.   Secondary drain(s) shall be the same size as the primary drain with the inlet flow line 2" above the low point of the roof and shall be an independent system OR overflow scupper(s) shall be installed with the inlet flow line located 2" above the low point of the roof and the scupper opening a min. of 4" high and have a width equal to the circumference of the primary drain. Overflow drains shall not be connected to the primary drain. CPC §1101.11.2.2, & 1105.2 & R903.4.1
49.   Min. ¼" per foot slope to drain for Built-up roofs R905.9.1
50.   Strainer(s) for flat deck primary drain(s) shall be level with the deck with the inlet area not less than 2 times the area of the drain pipe. CPC §1105.3
51.   Strainer(s) for all flat roof secondary drain(s) shall be a min. of 4" above with the inlet area not less than 1-1/2 times the size of the inlet pipe. CPC §1105.2

### **GRADING AND DRAINAGE**

52.   Site Grading and Drainage per approved plan. Drainage away from foundations shall be a min. slope of 5% for 10' (6" in 10'). CRC §R401.3

### **VENTILATION**

53.   Indoor Air Quality and Mechanical Ventilation for all new dwellings and additions larger than 1,000sq.ft. All bathrooms require a minimum 50cfm 3-sone. Kitchen requires minimum 100cfm. 3-sone. 2008 California Residential Energy Standards Chapter 4.6
54.   Ventilation system is labeled (Example: FAN MUST BE ON WHILE BUILDING IS OCCUPIED) and operation instructions provided for the homeowner. 2008 California Residential Energy Standards 4.6
55.   Roof/Attic: Min. net free ventilation 1/150 of the sq. ft. area. Openings to attics shall be covered with corrosion-resistant wire mesh where mesh openings are a min. of 1/16" not to exceed 1/8". CRC §R327 & CRC §R806
56.   Under-floor: Min. net free ventilation 1/150 sq. ft. of area and placed to provide cross ventilation of under-floor space. Openings shall be covered with corrosion-resistant wire mesh with mesh openings not exceeding 1/8" openings. CRC §R327 & 408

### **EXTERIOR GAS PIPING**

57.   Gas pipe passing through outside wall is protected against corrosion by coating, wrapping or sleeve, caulk around sleeve. CPC §1210.2
58.   Gas meters, valves, and equipment are protected from sliding, drifting, and impact snow and ice. Where the ground snow is greater than 100 psf. there shall be a sign mounted directly above the gas meter, readily visible, above maximum anticipated snow depth. Per Fire Dept. and Placer Co. Ord. 15.04.420.D

### **GARAGE**

59.   Receptacle outlet: A minimum of one receptacle outlet is required in garages with electrical power. CEC §210.52 (G)

- 60.   GFCI protection at all electrical receptacles. CEC §210.8
- 61.   Exposed electrical cable within 7' from the floor shall be protected with rigid metal conduit electrical metallic tubing, or schedule 80 PVC rigid nonmetallic conduit or other approved means. CEC §334.15 & 320.23
- 62.   Gas appliances shall be protected from vehicular traffic with bollards ( i.e. gas water heater, furnace, dryer) CPC §507.13.3 & CMC 3081.1
- 63.   Attached and detached garage shall have at least (1) switch controlled light. Lighting shall be high efficacy OR occupant sensor CEC §210.70 (1) and Energy Code 150.K.10
- 64.   No openings are allowed between garage and sleeping rooms. CRC §R302.5.1
- 65.   Door between house and garage to be 1-3/8" solid or honeycomb-core steel or labeled as a 20-minute door with self-closing and self latching mechanism. CRC §R302.5.1

**ELECTRIC PANEL**

- 66.   Circuit breakers to match manufacture of panel requirements.
- 67.   Verify listed breakers. CEC §110.
- 68.   Oxide inhibitor applied to aluminum conductor terminations in lugs/breakers. CEC §110.14
- 69.   No double lugging allowed unless specifically approved. CEC §110.14
- 70.   Verify wire size complies with CEC §310 & table 310.15 (B) (16)
- 71.   Main panel grounds and neutrals shall be on the same bus bar, or if on separate bus bars, the bus bars must be connected by a bonding jumper the same size as GEC. CEC §250.142
- 72.   Sub panel grounds and neutrals shall be on a separate bus bar CEC §250.6
- 73.   Unused K/O and openings shall be sealed with listed plugs CEC §110.12
- 74.   Provide proper phasing for multi wire branch circuits.
- 75.   Panels with more than 6 disconnects req. main breaker unless specifically approved. CEC §230.71
- 76.   Panel boards at separate structures require a main disconnect and grounding electrode CEC §250.32
- 77.   Dedicated circuit for furnace CEC §422.12
- 78.   Dedicated circuit for (built- in) microwave
- 79.   Dedicated circuit for heated Hydro-Massage bathtub motors. CEC §680.71
- 80.   Min. (2) 20 amp small appliance circuits @ kitchen & dining, pantry & breakfast areas CEC §210.11

- 81.   Min. (1) 20 amp circuit for laundry receptacle CEC §210.11
- 82.   Min. (1) 20 amp circuit for bathrooms receptacles CEC §210.11
- 83.   Bedrooms, Family Rooms, Dining Rooms, Living Rooms, Parlors, Libraries, Dens, Sunrooms, Recreation Rooms, Closets, Hallways or similar rooms or areas lighting and receptacle outlets shall be protected with a Combination type AFCI and shall be independently identified/labeled as such. CEC §210.12
- 84.   Verify labeling of circuits for main and Sub-panel. CEC §110.22
- 85.   Handle tie at garbage disposal and dishwasher breaker for multiwire branch circuits where same box is used. Label receptacle. CEC §210.4
- 86.   Grounding electrode and GEC per CEC-table §250.66 & articles 250.64, 250.70.
- 87.   Main disconnect 6'-7" from top of handle to floor/grade and location is readily accessible clearance of 36" deep X 30" wide X 78" in height. CEC §404.8, 230.70
- 88.   Overcurrent devices shall be readily accessible, therefore in areas at or above 5,000 ft. elevation, the sub-panel is located at the interior or where not subject to snow build-up. CEC § 240-24
- 89.   Internal parts/equipment shall not be damaged and free of contaminates. CEC §110.12
- 90.   Electrical panel shall be clean of debris. Contaminated panel must be replaced. CEC §110.12

**GUARDS AND HANDRAILS**

- 91.   Guards are required along open-sided walking surfaces 30" above grade/floor. CRC §R312
- 92.   Guard height: Guards shall not be less than 42" high measured vertically above the leading edge of the tread except when stair handrail is the guard then min. height 34" and max. height 38". CRC §R312
- 93.   Hand rails shall have a height of not be less than 34" and not more than 38". CRC §R311.7.8
- 94.   Load: Handrail assemblies and guards shall resist a single concentrated load of 200 pounds. CRC Table R301.5
- 95.   Graspability: circular handrail shall be Min. 1-1/4" Max. 2" diameter. Non-circular handrails must have a perimeter of 4" min. and 6-1/4" max. with a max. cross dimension of 2-1/4". CRC §R311
- 96.   Handrails are required on one side with four or more risers. CRC §R311.7.8
- 97.   Clear space between hand rail and wall a min. of 1-1/2". CRC §R311
- 98.   Projection: Handrail projection into stairway a max. of 4-1/2". CRC §R311

- 99.   Openings: guards shall not allow a 4" sphere to pass through. CRC §R312
- 100.   Openings: guard rails on the side of stair treads shall not allow a 4-3/8" sphere to pass through and the triangular opening at bottom of tread & riser shall not allow a 6" sphere to pass through. CRC §R312

**STAIRWAYS**

- 101.   Width: Stairway width shall not be less than 36" CRC §R311
- 102.   Headroom: Min. 6'-8" (Spiral 6'-6") CRC §R311
- 103.   Treads and risers: Maximum riser height shall be 7-3/4" and a minimum of 4" Minimum tread depth shall be 10" with a min. 3/4" nosing or 11" depth. CRC §R311
- 104.   Nosing: max. radius of curvature or beveling of nosing 1/2". Risers shall be solid and require nosing min. 3/4" max. 1-1/4" except when tread depth is 11" nosing is not required. CRC §R311
- 105.   Dimensional uniformity at stairs shall be determined from landing to landing from the tallest riser not more than 3/8" to the shortest riser and greatest tread depth not more than 3/8" more than the smallest. CRC §R311
- 106.   Winders: Min. 6" tread depth at inner edge and min. 10" tread depth within 12" of inner edge. CRC §R311
- 107.   Doors are permitted to open at the top step of an interior flight of stairs, provide the door does not wing over the top. CRC §R311
- 108.   Stairway landing there shall be a landing at the top and bottom of each stairway. The width of landings shall not be less than the width of the stairway they serve. Every landing shall have a stairway dimension measured in the direction of travel with a min. 36" CRC §R311
- 109.   Vertical rise: Max. 12' between floor levels or landings. CRC §R311
- 110.   Lighting is required on tread runs not less than 1 foot-candle. Where one or more lights are installed for stairway provide a wall switch at each floor level and landing level that includes an entry (fluorescent or push button control occupant sensor) CRC §R303.7
- 111.   Safety glass required in walls enclosing stairway landings or within 5' of the bottom and top of stairway where the bottom edge of the glass is less than 36" above a walking surface. CRC §R308

**EXTERIOR STAIRWAY LOCATIONS**

- 112.   Out door stairways and landings shall be designed to shed water. CRC §R311
- 113.   Lighting is required at all landings at exit doors and tread runs at stairways. ( photo control / sensor combination) CRC §R303.7

**THRESHOLD CLEARANCE TO LANDING**

114.   Door swings out over landing: Max. threshold height above exterior landing 1½” CRC §R311

115.   Door swings in or slider: Max. threshold height above exterior landing 7¾” CRC §R311

### **LANDINGS**

116.   Exterior landings at doors: The width shall not be less than the width of the stairway or door, whichever is greater. Landing length in direction of travel shall be a min. of 36”. Out door stairways and landings shall be designed to shed water a min ¼” per foot away from house. CRC §R311.3

117.   Landings at exterior doorways shall not be more than 7.75” below the top of the threshold, provided the door does not swing over the landing. CRC §R311.3.2

118.   Landings for other than the required egress door are not required where a stairway of two or fewer risers is located on the exterior side of the door, provided the door does not swing over the stairway. CRC §R311.3.2

### **INTERIOR**

119.   Ceiling height in all habitable spaces shall be no less than 7’. CRC §R305

120.   All receptacles and switches shall be complete with plates.

### **UNDER-FLOOR CRAWL SPACE**

121.   Under floor foundation access crawl hole openings min. 18”x24” (pipes, ducts and other nonstructural construction shall not interfere with the accessibility to or within under-floor areas.) CRC §R408

122.   Remove all debris from crawl space. CRC §R408

123.   Verify that all under-floor vents are clear (not blocked.) CRC §408

124.   In areas at or above 5,000 ft. elevation, hot and cold water supply piping is installed for winterization, freeze protection and routine drain down. The water supply shall be equipped with a readily accessible shut off valve. Placer Co. Ord. §15.04.420.C

### **KITCHEN**

125.   Ceiling height shall be min. 7’ in kitchen CRC §R305

126.   Listed air-gaps shall be provided for dishwasher on discharge side and be mounted on counter top. CPC §807.4

127.   Check that sink cleanout is accessible.

128.   All receptacles serving the countertop shall be GFCI protected CEC §210.8

129.   Wall counter top receptacles shall be spaced max. 48" on center and within 24" from edge of the sink and counters. CEC §210.52
130.   Counter tops 12" or more in width require a receptacle outlet. CEC §210.52
131.   Islands and peninsulas shall be provided with a min. of (1) receptacle unless considered separate counter spaces. CEC §210.52 (C) (1), (2), (3) and (4)
132.   Outlets shall not be mounted over 20" above counter top nor more than 12" below counter. CEC §210.52 (C) (5)
133.   Provisions for range must be present either as a capped off gas line or a 220 volt outlet installed in wall. If stove is to be wired directly, it shall be hooked up for inspection.
134.   Kitchen range clearance to combustibles shall have a vertical clearance of 30" unless protected by ¼" insulating millboard or metal hood, then the clearance can be reduced to 24". Gas range must have approved anti-tip installed. CMC §916.1.2.
135.   Range hood exhaust duct shall terminate outside, shall have a 3' clearance to windows and doors and other openings, shall be air tight and be equipped with a back draft damper. Ducting shall be galvanized steel, stainless steel, or copper, with a smooth interior finish. CMC §504.2 & 504.5 If the hood vent is used for indoor air quality, mechanical ventilation, required by 2008 CEC 150(o), it shall comply with section 4.6 of the Residential Manual.
136.   Shut-off valve shall be accessible rigid piping upstream from the flexible connector and within 6' of the gas appliance. CPC §1212.5
137.   Gas appliance connectors shall not extend from one room to another, through any wall, floor, partition or appliance housing. Verify that connector is the properly sized and listed for the appliance it serves. (See BTU rating on connector tag.) CPC §1211
138.   Junction boxes shall be accessible.
139.   Kitchen lighting shall be all high efficacy OR 50% of total wattage may be low efficacy, all low efficacy and high efficacy lighting shall be switched/controlled separately.

### **WET BARS**

140.   GFCI protection required for receptacles located within 6' of wet bar sink edge. CEC §210.8 (A)(7)

### **BEDROOMS AND DENS (W/CLOSET)**

141.   Smoke alarms shall be interconnected, hardwired with battery backup, are required on ceiling or wall at each floor level, in each bedroom and outside each sleeping area. CRC §R314
142.   Carbon Monoxide Alarms shall be installed in dwellings with fuel burning appliances and with attached garages. Detectors shall be interconnected. Detectors shall be installed outside each sleeping room area and every floor level including basements. CRC §R315

- 143.   Bedrooms, Basements, and Habitable attics window egress min. clear height 24", min. clear width 20", min. 5.7 sq. ft. open able area except at grade floor may be 5.0 sq. ft. The bottom on the clear opening shall have a max. height of 44" measured from the floor. CRC §R310
- 144.   Switched Lighting shall be high efficacy (fluorescent OR occupant sensor OR dimmer). Closets that are less than 70 sq. ft. are exempt from this requirement. Energy Code
- 145.   Closet light clearances: Surface incandescent lights shall be fully enclosed and a min. of 12" clearance from storage/shelf area. Fluorescent lights shall be a min. 6" from storage/shelf. Recessed lights in wall or ceiling shall be a min. 6" from storage area. CEC 416 (C)

### **HALLWAYS**

- 146.   Switched lighting shall be high efficacy (fluorescent OR occupant sensor OR dimmer).
- 147.   The minimum ceiling height in a hallway is 7'. CRC §R305
- 148.   The minimum width of the hallway 36" CRC §R311
- 149.   Smoke alarms are required in the immediate vicinity of the bedrooms. (min. 3' away from supply air register, bathroom door, paddle fan or per manufacturer's instructions) CRC §R314
- 150.   Carbon Monoxide Alarms shall be installed in dwellings with fuel burning appliances and with attached garages. Detectors shall be interconnected and installed outside each sleeping room area and every floor level including basements, multiple purpose smoke and carbon monoxide alarms are acceptable. CRC §R315
- 151.   Hallways 10' or more in length require min. (1) electric receptacle. CEC §210.52(H)
- 152.   Min. of (1) switch controlled light in hallway. (dimmer or fluorescent) CEC §210.70(2)

### **LAUNDRY ROOMS**

- 153.   Switched lighting shall be high efficacy (fluorescent OR occupant sensor).
- 154.   The minimum ceiling height in a laundry room is 7 feet. CRC §R305
- 155.   Electric dryer requires 3-wire with ground (4 prong outlet). CEC §250.114
- 156.   GFCI protection required for receptacles located within 6' of laundry sink edge. CEC §210.8 (A)(7)
- 157.   Shut-off valve shall be accessible rigid piping upstream from the flexible connector and within 6' of the gas appliance. CPC §1212.5
- 158.   Gas appliance connectors shall not extend from one room to another, through any wall, floor, partition or appliance housing. Verify that connector is the properly sized and listed for the appliance it serves. (See BTU rating on connector tag.) CPC §1211

- 159.   Flexible dryer transition ducts: Shall be listed and approved, not more than 6' long and shall not be concealed within construction. CMC §504.3.2.1
- 160.   Dryer duct min. 4" dia., 26 gage metal, smooth interior (no screws), max. 14' long including (2) 90 degree elbows and shall terminate to the outside with a back draft damper. (no screens allowed) CMC §504.3

**BATHROOMS**

- 161.   The minimum ceiling height in a bathroom is 7' feet. CRC §R305
- 162.   All hardwired lighting shall be high efficacy OR controlled by a MANUAL-ON motion sensor. CES section 150(K)
- 163.   Hanging light fixtures: are not allowed within 3' horizontal and 8' vertical from tub rim and shower threshold. CEC §410.10 (D)
- 164.   Bath room receptacles are to be supplied by at least one 20 amp circuit with no other outlets. Exception, if 20 amp circuit supplies only one bath room, other outlets within the same bath room are allowed on that circuit. CEC §210-11 (C) (3)
- 165.   Light fixtures in shower shall be suitable for damp locations CEC §410.10
- 166.   GFCI protection shall be provided for all outlets in bathrooms, with at least one outlet 36" inches of the outside edge of each basin. CEC §210-8(a) (1) & 210-52 (d)
- 167.   Hydromassage bathtub motors shall be accessible, on a dedicated circuit with their own GFCI circuit and bonded with min. 8 AWG copper wire. CEC §680.72 and 74, CPC §414.1.
- 168.   Water closet spaces shall be at least 30 inches wide; 15" min. from wall to center of W/C with at least 24 inches clear in front of the W/C. CPC §402.5.
- 169.   Water closet base caulked at floor. All new water closets shall be 1.28 gallon per flush maximum CPC §403.2.1
- 170.   Safety glazing at all windows less than 60" above bottom of tub & shower floor and within 60" horizontally of the water's edge of the tub or shower. CRC §R308
- 171.   Shower enclosure doors shall maintain an unobstructed opening of 22" clearance for egress CPC §411.6
- 172.   Shower compartment min. 1024 sq. in. encompassing a 30" circle CPC §411.7
- 173.   Bathroom fans shall be controlled by a humidity control switch unless part of the whole house ventilation system. CALGreen 4.506

**OTHER WINDOWS CRC 612**

- 174.   Openable windows 72" inches or more above exterior grade must be at least 24" above the finished interior floor OR maximum window opening that would not allow 4" sphere through OR install window control device per ASTM F2090. CRC §R312.2

## **FIRE PLACE**

175.   If the fireplace opening is less than 6 sq. ft, the hearth shall extend a min. of 16” from the front, and min. 8” beyond each side of the fireplace opening. If the opening exceeds 6 sq. ft, the hearth shall extend a min. of 20” from the front and 12” beyond sides. CRC Table 1001.10
176.   Combustible materials, such as a wood mantel, shall have a min. 6” clearance from fire place opening and shall not project more than 1/8” for each 1” distance above opening.(Example: you may have a 3/4” projection when 6” away from opening). CRC §R1001.11
177.   Glass doors and screens shall be permanently attached to fireplace opening. CMC §907.3 Title 24 150 E 1 A

## **GAS FIREPLACES**

178.   Shut-off valve shall be accessible rigid piping upstream from the flexible connector and within 6’ of the gas appliance CPC §1211.5.
179.   Gas appliance connectors shall be used in accordance with the terms of their listing, shall not extend from one room to another, through any wall, floor, partition or appliance housing. Verify that connector is properly sized and listed for the appliance it serves. (See BTU rating on connector tag.) CPC §1211.1.
180.   All gas fueled fireplaces are required to be direct-vent sealed-combustion type. CALGreen §4.503.
181.   Log lighter must be approved for specific gas source. (“Propane log lighters” are not approved for this use per manufacture listings).

## **MISCELLANEOUS**

182.   GFCI protection is required at all receptacles in garages and unfinished basements. Receptacles in kitchens and storage areas that are not readily accessible and for appliances not easily moved such as clothes washer, freezer, or refrigerator are exempt. CEC §210.8 (A).
183.   Attic access required in unoccupied spaces where the clear height is over 30”. The rough framed access opening shall be a min. 22”x30” and shall be located in a hallway or other readily accessible location. CRC §R807.

## **WATER HEATER**

184.   R-4 Insulation first 5’ hot and cold water pipe. Energy Code STDS 150(J) If a recirculation pump is installed the entire hot water system must be insulated. Exception: piping located in the attic that is continuously buried by at least 4” of insulation.

185.   LPG fired appliances are installed in compliance with Placer County handout; Propane Appliance. CMC §308.1.
186.   Shut-off valve shall be accessible, installed in rigid piping upstream from the flexible connector and within 6' of the gas appliance. CPC §1211.5.
187.   Gas appliance connectors shall not extend from one room to another, through any wall, floor, partition or appliance housing. Verify that connector is the properly sized and listed for the appliance it serves. (See BTU rating on connector tag.) CPC §1211.
188.   Gas water heater located in garage shall be elevated 18" above floor unless listed as flammable vapor ignition resistant. CPC §507.13., [NFPA 54:9.1.10.1].
189.   Seismic strapping within upper 1/3 and lower 1/3 and min. 4" above controls. CPC §507.2.
190.   Fullway shut off valve installed on the cold water supply pipe of the water heater CPC §606.2.
191.   Combustion air is required to be provided. CPC §506, CMC §701.
192.   Type B (double wall) vent may pass through floors and ceilings with a min. 1" clearance to combustibles or per manufacture listing. Type B vent shall terminate a min. 5' above water heater draft hood. Secure joints with min. 3 screws. CPC §509.6.2.1.
193.   Single wall metal pipe vents no longer allowed. CMC §802.7.3.
194.   Water heater shall be protected from vehicular traffic (install bollard) CPC §507.13.1.
195.   Water heater located at wood floor or attic shall be protected with watertight pan with 3/4" drain to approved location. (i.e. attic, floor-ceiling, platform) CPC §507.4.
196.   Water heater installed in a closet located in a bedroom or bathroom shall have a listed, gasketed door assembly and a listed self-closing device with no hold open mechanism. The door assembly shall be installed with a threshold and bottom door seal. All combustion air shall be obtained from the outdoors. CPC §504.1(1), §506.4.
197.   Attic water heater CPC §508.4 (same access, lighting & receptacle as attic furnace).
198.   Temperature and pressure relief valve (TPRV) shall terminate to the outside or other approved location with 3/4" discharge pipe pointing down, terminating a min. 6" and max. 24" above grade. Pressure relief valve piping to be hard drawn copper or galvanized steel or CPVC. PVC shall not be used, and drain is not allowed to drain into water heater pan. CPC §504, §507.5 & §608.5.

**TANKLESS WATER HEATER** (Additional requirements)

199.   Tankless water heater shall be installed per manufacture installation instructions. (Manual shall be available for inspector during inspection).
200.   Tankless water heater shall be independently vented with a category III (Stainless steel) venting system. Verify clearances to combustibles.

201.   Tankless water heater installed outside shall be listed for outside/exterior location.

### **FURNACE GENERAL REQUIREMENTS**

202.   Manufacture's installation and operating instructions: The appliance installer shall leave the manufacturer's installation and operating instructions attached to the appliance. CMC §302.1
203.   LPG fired appliances are installed in compliance with Placer County handout; Propane Appliance. CMC §308.7.
204.   Required clearances from combustibles. CMC §903.3 & §904.2.
205.   Condensate sediment trap/drip leg: Where required by manufacture, (READ INSTRUCTIONS) drip leg shall be installed in such locations so that it will be readily accessible to permit cleaning or emptying and shall not be located where the condensate is likely to freeze. The sediment trap shall be either a tee fitting with a capped nipple in the bottom outlet or other device recognized as an effective sediment trap installed downstream of the appliance valve as close as practical to the appliance. CPC §1211.8.
206.   Combustion air requirements have been met per the manufacture's installation manual, CMC §802.8.1, CMC §802.8.2, and CMC chapter 7.
207.   Gas shutoff valve: CPC §1211.5. Shall be in an accessible location and within 6' from the furnace. Connected to rigid piping upstream from the flexible connection in the same room as the furnace.
208.   Disconnect shall be adjacent to and within sight of furnace. CMC §310.1.
209.   Dedicated circuit shall be provided for furnace CEC §422.12.
210.   Access: Furnace shall be accessible for inspection, service, repair, and replacement without removing permanent construction. CMC §304.1.
211.   Anchorage: Furnace shall be securely fastened in place to sustain vertical and horizontal loads per manufacture's specifications. CMC §304.4.

### **FURNACE/BOILER IN BEDROOM OR BATHROOM CLOSET**

212.   FAU's and boilers are not allowed in a bedroom or bathroom unless the following is met: It is a direct vent appliance or it is located in an enclosed closet equipped with a listed, gasketed door assembly w/ no hold open device, the door assembly has a threshold and bottom door seal, all combustion air is taken from outside, and no storage allowed. CMC §904

### **FURNACE IN ATTIC**

213.   Shall be accessible through an opening and passageway not less than the largest component of the appliance and not less than 22" x 30". CMC §904.10.

- 214.   Electrical wiring shall be protected within 6' of attic access scuttle opening to a height of 7' above the bottom of the rafters/trusses. CEC §334.23.
- 215.   Passageway Min. 24" wide, unobstructed, solid flooring. CMC §904.10.2.
- 216.   Max. 20' from access to appliance if passageway is less than 6' high. CMC §904.10.1.
- 217.   Min. 30"x30" level working platform at front or service side of unit. CMC §904.10.3.
- 218.   Light and receptacle outlet required. Light switch shall be located at attic entry and receptacle outlet within 25' of furnace. CMC §904.10.4.
- 219.   Properly support and secure unit per manufacture's specifications. CMC §303.4.

**FURNACE UNDERFLOOR**

- 220.   Shall be accessible through an opening and passageway not less than the largest component of the appliance and not less than 22" x 30". CMC §904.10.
- 221.   Suspend from floor a Min. 6" above ground OR support on slab a min. of 3" above grade. CMC §904.3.1.1 or §904.3.1.1.
- 222.   Where excavation is necessary for installation, it shall extend a minimum 6" below and 12" all sides of furnace except the service side which shall be a minimum 30". CMC §904.3.1.3.
- 223.   Where the depth of the excavations for furnace or passageway exceed 12", the walls shall be lined with concrete or masonry a minimum of 4" above adjoining grade. CMC §904.3.1.3.
- 224.   Secure unit in place per manufacture's specifications. CMC §303.4.
- 225.   Light and receptacle outlet required near appliance. CMC §904.11.4.
- 226.   LPG fired furnaces are installed in compliance with Placer County handout; Propane Appliance. CMC §303.8.1.

**FURNACE IN GARAGE**

- 227.   Ignition min. 18" above floor. CMC §308.1.
- 228.   Protection from moving vehicles. (install bollard(s) CMC §308.1.
- 229.   Gas burning appliance venting shall comply with manufacture's specifications and CMC §802.6.
- 230.   High efficiency gas appliance: Vent termination per manufacture's specifications and CMC §802.8.1 and §802.8.2.

**BASEMENT**

- 231.   Habitable basements shall have a min. of one exterior emergency escape and rescue opening. CRC §R310.1.
- 232.   Egress opening shall not be less than 5.7 sq. ft. with a min. net height of 24” and net width of 20” and not more than 44” from floor to the bottom of clear opening (ladder req’d. if window well over 44” below grade. CRC §R310.
- 233.   Window well egress: Window wells shall have a min. horizontal area of 9 sq. ft. with a min. dimension of 36”. Window well with a vertical depth of more than 44” shall be equipped with an approved permanently affixed steps OR ladder that does not project more than 6” into a 36” egress area, Verify proper guardrails, ladders and drainage. CRC §R310.2, and CRC §R310.21.
- 234.   Electrical outlets in unfinished basements require GFCI protection. CEC §210.8(A)(5).

**EJECTOR PUMP**

- 235.   Each ejector or pump shall have a minimum 2” accessible approved swing check or backwater valve and full way Gate or ball valve. CPC §710.3.(2).
- 236.   Sump tank shall have a bolt-and-gasketed cover. CPC §710.10.
- 237.   Ejector vent shall be run separately through roof, vent size per table 7-3 but never smaller than 1-1/2”. CPC §710.10.
- 238.   Ejector pump and valves shall be accessible for maintenance and replacement. Provide electrical outlet and lighting at or near the pump. CPC §710.6 and CEC §210.63.
- 239.   Receptacle outlet shall not be located in pit. Install receptacle min. 12” above floor level.

**I have personally reviewed all items on this list for completion prior to scheduling the inspection.**

Signed \_\_\_\_\_

\_\_\_\_\_ Date

Print Name \_\_\_\_\_