



Final Inspection Checklist for Certificate of Occupancy

- BuildSmart Energy Code Prescriptive Inspection (if applicable)
 - New Construction < 2501 sq. ft.
 - Furnace Efficiency: 90% AFUE
 - Hot Water Tank Efficiency: .62 EF
 - Additions > 300 sq. ft. Tier I EnergyStar Improvements
- Final Electrical Inspection must be approved by Larry Wharton, State Electrical Inspector with tags on site. You can reach him at 1-800-839-9239.
- Final Plumbing and Mechanical Inspection must be approved by Vern Thomas, State Plumbing Inspector with tags on site, 1-800-839-9239
- All smoke detectors and CO detectors must be installed and in working order
- All tempered glass should be permanently labeled and placed. Areas to be concerned about include 24" from any door, 60" from bathtub, shower enclosures and any stairways or landings.
- Fireplaces in sleeping rooms must have 100% outside combustion air **with tight fitting glass doors**. For manufactured fireplaces, be sure to have your installation instructions available and inspected by the state.
- Have installation instructions available for all gas appliances. These appliances must be UL listed and installed per manufacturer specifications. Include cook top/range appliance instructions for **clearances to combustibles** and ventilation requirements. **Gas shut off valves must be accessible.** All gas appliances such as hot water heaters and furnaces must be strapped or secured for seismic protection.
- Have a 20 minute rated fire door with 2 self-closers between the garage and living area. This door must have a fire-rating label attached to it. **Custom doors must be a minimum 1 3/8" thick at its thinnest dimension, solid core with self-closers.**
- At least one bathroom, including a bathing facility must be completed.
- Kitchen, cooking facility must be completed. Make up air? Cook top, fireplaces, & whole house ventilation.
- All storage areas must be sheet rocked.
- Have your septic system inspected by South Central Public Health District. To release a mound septic system bond, SCPHD must inspect and notify this office before the release can be made.
- Post your address at the street a minimum 48" above grade with 4" numbers.
- The driveway must be accessible to the Fire Department and meet their requirements. **ALL Fire Department requirements must be tested, accepted, and approved such as hydrants, sprinklers, gates, turnarounds, & turnouts.**

- If applicable an approved Road Access Permit from Road & Bridge.
- Be sure that all handrails are installed 34" - 38" above the nose of the tread and **that the ends return to the wall.** Four or more steps require a handrail. Residential guardrails are minimum 36" high with maximum 4" openings and be present anytime decks are 30" or more above grade. Minimum commercial height is 42" from finished floor.
- All bathrooms must have natural or mechanical ventilation. All mechanical rooms must have ventilation. Check for specific code requirements if you have questions.
- If you have a Zoning permit (i.e. conditional use, variance, etc.,) you must have approval from Zoning to be sure that the requirements of such permit have been met. Let the Building Department know that you have a zoning permit with this structure when you request your final inspection. Outdoor lighting must comply.
- If synthetic stucco was used, a **Certificate of Installation** must be obtained from the installer and a copy must be on file with the Building Department.
- Foundation/crawl space ventilation must be addressed.
- Attic ventilation installed or Energy Code approach
- Spark arrestors installed.
- ADA accessible if applicable.
- A Certificate of Installation of Insulation is to be provided to the Building Department.
- Blower door and duct blaster test results submitted prior to C of O (5ACH), Ventilation as per ASHAR 62.2.
- If not provided at framing inspection, a list of all subcontractors associated with the job is to be provided to the Building Services Department.
- Radon mitigation for living quarters and provide copy of test results with 3.9 or less.
- BuildSmart Energy Code Performance (if applicable): New Construction must submit a Confirmed Home Energy Rating Certificate to certify residence has achieved the required HERS Index rating. Additions > 300 sq. ft. must submit a Confirmed Home Energy Rating Certificate showing the home achieved the required HERS index rating improvement. ACCA manuals must be submitted.
- BuildSmart Energy Code Alternative Standard: Proof of NBGS or LEED certification.
- Egress must be installed, guardrails and handrails.

Exterior Renewable Energy Mitigation Program (EREMP)

- R-10 shall be installed under all areas to be snow melted. R-5 insulation maybe used when insulation extends up the sides of slab.
- Pools and spas will be inspected to ensure compliance with 2012 IECC requirements and EREMP calculation worksheet.
- On-site renewables and mechanical equipment is installed as stated on EREMP calculation worksheet.