

COUNTY OF PLACER

Community Development Resource Agency

BUILDING

FINAL INSPECTION

BASED ON THE 2010 CALIFORNIA RESIDENTIAL CODE

	PERM	IT:	ADDRESS:
	inspec	tion. E	g items are to be reviewed for completion by the contractor/owner prior to scheduling an ach item is to be checked as "OK" or "N/A". The person reviewing these items will need to this form. Present the completed form to the Building Inspector prior to commencing the
	_		Failure to complete this form will delay the inspection and necessitate a reinspection fee. aspection, 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	INSPE	CTION CANNOT BE PHASED: At time of this inspection all work shall be completed
			AND PHASED INSPECTIONS: Partial and phased inspections identified during the ocess 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 properly secured.
2.			Best Management Practices (BMP) are in place for stormwater control.
3.			Approved plans and permit card are on the job-site. CRC §R106.3.1 & 105.7
1.			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.
PE:	RMITS	, PLAN	NS AND DOCUMENTATION
5.			All revisions submitted, approved and attached to plans & plan check fees paid.
7.			Required sign-offs from other departments (Environmental Health Public Works Planning, Engineering and Survey, Air Pollution Departments and Fire Department)
3.			Defensible space final inspection completed by Fire Department (Only if WUI requirements apply)
€.			Fire Sprinklers final inspection completed by Fire Department (Only for new dwellings)

10.			In side the Tahoe Basin, Placer County MOU. Prosame time as building final.	ojects shall achieve TRPA final at the
11.			Verify compliance with approved plans and required	l sequential inspections are signed off.
12.			Stucco certification (Applicable only for one coat stu	ucco installations)
13.			Residential Lighting Domestic Hot Water (DHW) Solar Domestic Hot Water Systems (SDHW) Pool and Spa Heating Systems Space Conditioning Systems, Ducts and Fans	R Installation Certificate forms for the CF-6R-ENV-01 CF-6R-LTG-01 CF-6R-MECH-01 CF-6R-MECH-02 CF-6R-MECH-03 CF-6R-MECH-04 CF-6R-MECH-05
14.			Provide completed HERS Certificates of Field Verequired by the approved Title 24 Report or per prescriptive methods in the 2008 Residential Compliance	the requirements outlined under the
15.			Provide Pex / CPVC water piping certification procedures listed in CPC §604	that meet the flushing and tagging
EX'	TERIO	<u>R</u>		
16.			Address numbers shall be placed on house, plainly le road fronting the property, Numbers shall contrast w Arabic numerals or alphabetical letters with a min. h And shall be contrasting with their background. CRO	with background, Numbers shall be neight of 4" and min. 1/2" stroke width
17.			All exterior shall be complete and wood painted. CR	C §R317
18.			All penetrations of exterior finish are to be sealed or weather protection including but not limited to elect AC condenser lines. CRC §R703	
19.			Where propane drains are necessary they shall to handout. In areas at or above 5,000 ft. elevation terminated per approved design. CMC 303.7.1 & Planton 1.	, propane drains, when required, are
20.			Backflow preventers or vacuum breakers shall be in tightened & broken off and pressure regulators. Vac be 6" above highest head. CPC §603.2.3, 603.4.7	
21.			Electrical outlets: Minimum of one accessible grade one in rear of the dwelling not more than 6 1/2' ft. algasketed. 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. 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.			Wood siding 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.			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) & Title 24 Energy code
28.			Receptacles in a wet location shall be GFCI and in an enclosure that is weatherproof whether or not the attachment plug cap is inserted.(Bubble cover) CEC §406.8
<u>A/C</u>	COM	PRESS	<u>OR</u>
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 §304.5
31.			Secure A/C unit to platform. CMC §303.6
32.			Verify that circuit breaker &/or fuse are sized per name plate. CEC §440.4 (B)
33.			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
SAl	FETY (<u>GLASS</u>	REQUIRED CRC §R308
34.			When edge of glass is less than 24" from door edge and less than 60" above ground.
35.			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.
36.			When glass is within 60" of the waters edge at swimming pool, hot tub, or spa.

VENT AND CHIMNEY TERMINATION

37.			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 \$R1003.9
38.			Spark arrester shall be approved, screened, accessible and removable for cleaning. Architectural Shroud(s) are not allowed unless listed as part of the fireplace. CRC §R1003.9.1
39.			Dryer exhaust duct termination: Duct shall terminate independently to the out-side and be equipped with an approved back-draft damper (no screens). Shall be listed for roof / horizontal or wall/vertical termination. CMC §504.3
40.			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
41.			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
42.			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
<u>RO</u>	<u>OF</u>		
43.			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
44.			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. §15.04.420.5
45.			A completed "Certificate of Compliance" for Class A roofing shall be provided to the inspector
46.			Provide leaf guards at gutters as per CRC §R327
47.			Paint all ABS/Plastic vent pipes. IAPMO Installation standards section CPC §313.3
FL.	AT RO	OF/BA	LCONY DRAINS
48.			Primary drain(s) shall be properly sized per CPC Table 11-1
49.			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 §1101.11.2.1, 2
50.			Min. ¹ / ₄ " per foot slope to drain
51.			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
52.			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
<u>GR</u>	ADIN(G AND	<u>DRAINAGE</u>
53.			Site Grading and Drainage per approved plan. Drainage away from foundation shall be a min. slope of 5% for 10'. CRC §R401.3
VE:	NTILA	TION	
54.			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 Energy Code Chapter 4
55.			Roof/Attic: Min. net free ventilation 1/150 sq. ft. of area with 50% at upper portion a min. of 3' above eave or cornices vents and the balance ventilation provided by eave or cornice vents. Openings to attics shall be covered with corrosion-resistant wire mesh were mesh openings are a min. of 1/16" not to exceed 1/8". CRC §R327 & 806
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
57.			Wildland Urban Interface "WUI" exterior building materials shall resist the intrusion of flames or burning embers for the attic ventilation. CRC §R327
EX	TERIO	R GAS	S PIPING
58.			Gas pipe passing through outside wall is protected against corrosion by coating, wrapping or sleeve, caulk around sleeve. CPC §1211.2 and 1211.1.5
59.			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. 15.04.420.4
<u>GA</u>	RAGE		
60.			Receptacle outlet: A minimum of one receptacle outlet is required in garages with electrical power. CEC §210.52 (G)
61			GECI protection at all electrical recentacles, CEC 8210-52

62.			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
63.			Gas appliances shall be protected from vehicular traffic with bollards (i.e. gas water heater, furnace, dryer) CPC $\$508.14$ & CMC 307
64.			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
65.			No openings are allowed between garage and sleeping rooms. CRC §R302
66.			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
EL.	<u>ECTRI</u>	C PAN	<u>EL</u>
67.			Circuit breakers to match manufacture of panel requirements.
68.			Verify listed breakers. CEC §110.
69.			Oxide inhibitor applied to aluminum conductor terminations in lugs/breakers. CEC §110.14
70.			No double lugging allowed unless specifically approved. CEC §110.14
71.			Verify wire size complies with CEC §310 & table 310.15 (b)
72.			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
73.			Sub panel grounds and neutrals shall be on a separate bus bar CEC §250.6
74.			Unused K/O and openings shall be sealed with listed plugs CEC §110.12
75.			Provide proper phasing for multi wire branch circuits.
76.			Panels with more than 6 disconnects req. main breaker unless specifically approved. CEC §230.71 & 250.32
77.			Panel boards at separate structures require a main disconnect and grounding electrode CEC §250.32
78.			Dedicated circuit for furnace CEC §422.12
79.			Dedicated circuit for (built- in) microwave
80.			Dedicated circuit for heated Hydro-Massage bathtub motors.
81.			Min. (2) 20 amp small appliance circuits @ kitchen & dining, pantry & breakfast areas CEC §210.11

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82.			Min. (1) 20 amp circuit for laundry receptacle CEC §210.11
83.			Min. (1) 20 amp circuit for bathrooms receptacles CEC §210.11
84.			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
85.			Verify labeling of circuits for main and Sub-panel. CEC §110.22
86.			Handle tie at garbage disposal and dishwasher for single yoke CEC §210.4
87.			Grounding electrode and GEC per CEC-table §250.66 & articles 250.64, 250.70.
88.			Supplemental ground to water gas metal piping service Table §250.66
89.			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
90.			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
91.			Internal parts/equipment shall not be damaged and free of contaminates. CEC §110.12
92.			Electrical panel shall be clean of debris. Contaminated panel must be replaced.
<u>GU</u>	ARDS	AND H	<u>IANDRAILS</u>
93.			Guards are required along open-sided walking surfaces 30" above grade/floor. CRC §R312
94.			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
95.			Hand rails shall have a height of not be less than 34" and not more than 38". CRC §R311
96.			Load: Handrail assemblies and guards shall resist a single concentrated load of 200 pounds. CRC Table R301.5
97.			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
98.			Handrails are required on one side with four or more risers. CRC §R311
99.			Clear space between hand rail and wall a min. of 1-1/2". CRC §R311
100	. 🗆		Projection: Handrail projection into stairway a max. of 4-1/2". CRC §R311
101	. 🗆		Openings: guards shall not allow a 4" sphere to pass through. CRC §R312

102. □		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
STAIRW	'AYS	
103. □		Width: Stairway width shall not be less than 36" CRC §R311
104. □		Headroom: Min. 6'-8" (Spiral 6'-6") CRC §R311
105. □		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
106. □		Nosing: max. radius of curvature or beveling of nosing ½". 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
107. □		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
108. □		Winders: Min. 6" tread depth at inner edge and min. 10" tread depth within 12" of inner edge. CRC §R311
109. □		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
110. 🗆		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
111. 🗆		Vertical rise: Max. 12' between floor levels or landings. CRC §R311
112. 🗆		Lighting is required on tread runs not less than 1 foot-candle. Were 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 §R303.6
113. □		Safety glass required in walls enclosing stairway landings or within 5' of the bottom and 3'from the nose of the top of the stairway where the bottom edge of the glass is less than 60" above a walking surface. CRC §R308
EXTER	IOR ST	<u> CAIRWAY LOCATIONS</u>
114. □		Out door stairways and landings shall be designed to shed water. CRC §R311
115. □		Lighting is required at all landings at exit doors and tread runs at stairways. (photo control / sensor combination) CRC §R303.6

1HKES	<u>HULD</u>	CLEARANCE TO LANDING
116. 🗆		Door swings out over landing: Max. threshold height above exterior landing 1½" CRC §R311
117. 🗆		Door swings in or slider: Max. threshold height above exterior landing 7¾" CRC §R311
LANDI	<u>NGS</u>	
118. 🗆		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 \(^1/4\)" per foot away from house. CRC \(^1/4\)R311.3
119. 🗆		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 §R311.3.1
120. □		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
INTERI	<u>IOR</u>	
121. □		Ceiling height in all habitable spaces shall be no less than 7'. CRC §R305
122. □		All receptacles and switches shall be complete with plates.
UNDER	-FLOC	OR CRAWL SPACE
123. □		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
124. □		Remove all debris from crawl space. CRC §R408
125. □		Verify that all under-floor vents are clear (not blocked.) CRC §408
126. □		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. §15.04.420.2
KITCH	<u>EN</u>	
127. □		Ceiling height shall be min. 7' in kitchen CRC §R305
128. □		Listed air-gaps shall be provided for dishwasher on discharge side and be mounted on counter top. (No exceptions including Bosch under counter system). CPC §807.4
129. □		Check that sink cleanout is accessible.
130 □		All recentacles serving the counterton shall be GECI protected CEC \$210.8

131. □		Wall counter top receptacles shall be spaced max. 48" on center and within 24" from edge of the sink and counters. CEC §210.52 (1)
132. □		Counter tops 12" or more in width require a receptacle outlet. CEC §210.52 (C) (1)
133. □		Islands and peninsulas shall be provided with a min. of (1) receptacle. CEC §210.52 (C)(1),(2)and(3)
134. □		Outlets shall not be mounted over 20" above counter top nor more than 12" below counter. CEC §210.52 (C) (5)
135. □		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.
136. □		Kitchen range clearance to combustibles shall have a vertical clearance of 30" unless protected by 1/4" insulating millboard or metal hood, then the clearance can be reduced to 24". Gas range must have approved anti-tip installed. CMC §916.1. B. 1&2.
137. □		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 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 Res. Manual.
138. □		Shut-off valve shall be accessible rigid piping upstream from the flexible connector and within 6' of the gas appliance. CPC §1212.5
139. □		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 §1212.1
140. □		Junction boxes shall be accessible and have working clearance.
141.□		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. Recessed can lights shall be IC and AT Rated. Energy code
WET BA	<u>ARS</u>	
142. □		GFCI protection required for receptacles located within 6' of wet bar sink edge. CEC §210.8 (A)(7)
BEDRO	OMS A	AND DENS (W/CLOSET)
143. □		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
144. □		Carbon Monoxide Alarms shall be installed in dwellings with fuel burning appliances and with attached garages. Detectors shall be interconnected. Detectors shall be installed in each sleeping room and outside each sleeping room area and every floor level including

		casements, multiple purpose smoke and carbon monoxide alarms are acceptable. CRC §R315
145. □		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. Max. net opening height 44" clear space to floor. CRC §R310
146. □		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
147. □		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 §410.6 (D) (1) (2) (3) (4)
HALLV	<u>VAYS</u>	
148. □		Switched lighting shall be high efficacy (fluorescent OR occupant sensor OR dimmer).
149. □		The minimum ceiling height in a hallway is 7'. CRC §R305
150. 🗆		The minimum width of the hallway 36" CRC §R311
151. 🗆		Smoke alarms are required on ceiling or wall outside of each separate sleeping room in the immediate vicinity of the bedrooms. (min. 3' clearance from any air supply or per manufacture instructions) CRC §R314
152. □		Carbon Monoxide Alarms shall be installed in dwellings with fuel burning appliances and with attached garages. Detectors shall be interconnected. Detectors shall be installed in each sleeping room and outside each sleeping room area and every floor level including casements, multiple purpose smoke and carbon monoxide alarms are acceptable. CRC §R315
153. □		Hallways 10' or more in length require min. (1) electric receptacle. CEC §210.52(H)
154. □		Min. of (1) switch controlled light in hallway. (dimmer or fluorescent) CEC §210.70(2)
LAUND	RY RO	<u>DOMS</u>
155. □		Switched lighting shall be high efficacy (fluorescent OR occupant sensor).
156. □		The minimum ceiling height in a laundry room is 7 feet. CRC §R305
157. □		Electric dryer requires 3-wire with ground (4 prong outlet). CEC §250.114
158. 🗆		GFCI protection required for receptacles located within 6' of laundry sink edge. CEC §210.8 (A)(7)
159. 🗆		Shut-off valve shall be accessible rigid piping upstream from the flexible connector and within 6' of the gas appliance. CPC §1212.5

160. □		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 §1212.1
161.□		Flexible transition ducts: Shall be listed and approved, not more than 6' long and shall not be concealed within construction. CMC §504.3.2.1
162. □		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. CMC §504.3
BATHR	<u>OOMS</u>	
163. □		The minimum ceiling height in a bathroom is 7' feet. CRC §R305
164. □		All hardwired lighting shall be high efficacy OR controlled by a MANUAL-ON motion sensor. CES section 150(K)
165. □		Hanging light fixtures: are not allowed within 3' horizontal and 8' vertical from tub and shower. CEC §41010
166. □		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)
167. □		Light fixtures in shower shall suitable for damp locations CEC §410.10
168. □		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)
169. □		Hydromassage bathtubs 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.
170. □		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 §407.5
171. □		Water closet base caulked at floor. All new water closets shall be 1.6 gallon per flush maximum CPC §407.2
172. □		Safety glazing at all windows less than 60" above bottom of tub & shower floor and at tub and shower enclosures panels & door (check for bug) CRC §R308
173. □		Shower door or rod shall be installed.
174. □		Shower enclosure doors shall maintain an unobstructed opening of 22" clearance for egress CPC §411.6
175. □		Shower compartment min. 1024 sq. in. encompassing a 30" circle CPC §411.7
176. □		Bathrooms install mechanical ventilation that shall terminate outside and be equipped with a back draft damper. CRC §R303

177. □		Steam shower: has electrical disconnect for steam generator. (Per manufacture spec)
OTHER	WIND	OOWS CRC 612
178. □		Openable windows 72" inches or more above exterior grade must be at least 24" above the finished interior floor OR no opening to window that would allow 4" sphere OR install window guards complying with ASTM F 2006 OR F 2090. CRC §R612
FIRE PI	LACE	
179. □		Verify metal damper is located a min. of 8" above the top of the fireplace opening or at the top of the fire place opening and is operable from the room containing the fireplace. Damper controls are allowed in the fireplace. CRC §R1001
180. 🗆		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 1001.11
181.□		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
182. □		Maintain a clearance to combustibles of 2" from masonry on front and sides and 4" on back. The air space shall not be filled. CRC §R1001. Trim, drywall, and sheathing edges are permitted to abut masonry provided they are 12" min. from inside surface of nearest firebox opening. CRC §R1001.11
183. □		Glass doors and screen shall be permanently attached to fireplace opening. CMC §907.3 Title 24 150 E 1 A
GAS FII	REPLA	CES
184. □		Shut-off valve shall be accessible rigid piping upstream from the flexible connector and within 6' of the gas appliance CPC §1212.5
185. □		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 §1212.1
186. □		Glass doors shall be permanently attached to fireplace opening. CMC §907.3 Title 24 150 E 1 A Exception in line flue controller installed per CEC
187. □		Log lighter must be approved for specific gas source. ("Propane log lighters" are not approved for this use per manufacture listings)

MISCE	LLANE	COUS
188. □		GFCI protection is required at all receptacles in garages and unfinished basements. Receptacles that are not readily accessible and for appliances not easily moved such as clothes washer, freezer, sump pump are exempt. CEC §210.8 (A)
189. □		Attic access required in unoccupied spaces were the clear height is over 30". The access opening shall be a min. 20"x30". CRC §R807
WATE	R HEAT	<u>ver</u>
190. □		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
191.□		LPG fired appliances are installed in compliance with Placer County handout; Propane Appliance. CMC 303.7.1
192. □		Shut-off valve shall be accessible, installed in rigid piping upstream from the flexible connector and within 6' of the gas appliance. CPC §1212.5
193. □		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 §1212.1
194. □		Gas water heater located in garage shall be elevated 18" above floor unless listed as flammable vapor ignition resistant. CPC §508.14 (2), [NFPA 54:9.1.10.1]
195. □		Seismic strapping within upper 1/3 and lower 1/3 and min. 4" above controls. CPC §508.2
196. □		Fullway shut off valve installed on the cold water supply pipe of the water heater CPC §605.2
197. □		Combustion air: See "Water Heater" under illustrations in the index for acceptable methods for combustion air and venting. CPC §507, CMC §701
198. □		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 §510.6
199. □		Single wall metal pipe vents no longer allowed CPC §510.7.4
200. 🗆		Water heater shall be protected from vehicular traffic (install bollard) CPC §508.14.2
201. 🗆		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 §508.4
202. 🗆		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 §505.1, 505.1.2,507.4

203. □		Attic water heater CPC §509.4 (same access, lighting & receptacle as attic furnace)
204. □		Temperature and pressure relief valve (TPRV) shall terminate to the outside or other approved location with ¾" 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, PVC not allowed CPC §505.4, 508.5 & 608.5
TANKL	ESS W	ATER HEATER (Additional requirements)
205. 🗆		Tankless water heater shall be installed per manufacture installation instructions. (Manual shall be available for inspector during inspection).
206. □		Tankless water heater shall be independently vented with a category III (Stainless steel) venting system. Verify clearances to combustibles.
207. □		Tankless water heater installed outside shall be listed for outside/exterior location.
FURNA	CE GE	NERAL REQUIREMENTS
208. □		Manufacture's installation and operating instructions: The appliance installer shall leave the manufacturer's installation and operating instructions attached to the appliance. CMC §304.1 LPG fired appliances are installed in compliance with Placer County handout; Propane Appliance. CMC 303.7
209. 🗆		Required clearances from combustibles. CMC §903.3 & 904.2
210. 🗆		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. CPC 1211.7 & 1212.7
211. 🗆		Combustion air: See "Water heater & Furnace" under illustrations in the index for approved methods of obtaining combustion air. Direct vent appliances are exempt from the provisions of Chapter 7 in the CMC and shall be installed per the appliance listing. CMC §701.1
212. 🗆		Gas shutoff valve: CPC §1212.5 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.
213. □		Disconnect shall be adjacent to and within sight of furnace. CMC §308
214. 🗆		Dedicated circuit shall be provided for furnace CEC §422.12

215. 🗆		Access: Furnace shall be accessible for inspection, service, repair, and replacement without removing permanent construction. CMC §304
216. 🗆		Anchorage: Furnace shall be securely fastened in place to sustain vertical and horizontal loads. CMC §304.4
FURNA	CE IN	BEDROOM OR BATHROOM CLOSET CMC §904.1 (1) and (2)
217. □		Closet shall be equipped with a listed, gasketed door assembly.
218. 🗆		Listed self closing device. (HOLD-OPEN FEATURE IS NOT ALLOWED)
219. 🗆		The door assembly shall be installed with a threshold and bottom door seal.
220. 🗆		All combustion air shall be obtained from the outdoors.
221. 🗆		The closet shall be used for exclusive use of the furnace (NOT FOR STORAGE)
222. 🗆		Exception: Furnace that are direct vent type.
FURNA	CE IN	<u>ATTIC</u>
223. 🗆		Attic access min. 22"x30"net clear opening. (appliance must fit through opening). CMC §904.11.1
224. 🗆		Electrical wiring shall be protected within 6' of attic access scuttle opening. CEC §320.23
225. □		Passageway Min. 24" wide, unobstructed, solid flooring. CMC §904.11.3
226. 🗆		Max. 20' from access to appliance if passageway is less than 6' high. CMC §904.11.2
227. □		Min. 30"x30" level working platform at front or service side of unit. CMC §904.11.4
228. 🗆		Light and receptacle outlet required. Timer type light switch shall be located at attic entry and receptacle outlet within 25' of furnace. CMC §904.11.5
229. 🗆		Properly support and secure unit. CMC §304.4
FURNA	CE UN	<u>DERFLOOR</u>
230. □		Crawl space access opening in foundation min. 18"x24", or sized to provide removal of the largest piece of equipment to be removed from the opening. CRC §R408.4 & CMC §912.8
231. 🗆		Suspend from floor a Min. 6" above ground OR support on slab a min. of 3" above grade. CMC §932
232. □		Min. 12" side clearance, and min. 18" clearance on control side of unit. CMC §904.3.1

233. □		Where excavation exceeds 12" in depth or water seepage is likely to collect, a water tight copper pan or concrete pit 4" above grade is required, unless adequate drainage is provided. CMC §912.9
234. □		Secure unit in place. CMC §304.4
235. □		Light and receptacle outlet required near appliance. CMC §904.11
236. □		LPG fired furnaces are installed in compliance with Placer County handout; Propane Appliance. CMC 802.2.5
FURNA	CE IN	<u>GARAGE</u>
237. □		Ignition min. 18" above floor. CMC §307.1
238. □		Protection from moving vehicles. (install bollard(s) CMC §307.1
239. □		Gas burning appliance venting shall comply with CMC §802.6 See "Gas Appliance Venting" under illustrations in index.
240. □		High efficiency gas appliance: Vent termination per manufacture instructions. LPG fired furnaces are installed in compliance with Placer County handout; Propane Appliance. CMC 802.2.5
BASEM	<u>IENT</u>	
241. 🗆		Habitable basements shall have a min. of one exterior emergency escape and rescue opening. CRC §R310.1
242. □		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
243. □		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
244. □		Electrical outlets in unfinished basements require GFCI protection. CEC §210.8
EJECT	OR PU	<u>MP</u>
245. 🗆		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
246. 🗆		Sump tank shall have a bolt-and-gasketed cover. CPC §710.10
247. □		Ejector vent shall be run separately through roof, vent size per table 7-3 but never smaller than 1-1/2". CPC §710.10

248. □ □ Ejector pump and valves shall be accessible for maintenance and replacement. Provide electrical outlet and lighting at or near the pump.
 249. □ □ 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.