



Residential All-Rough Building Inspection Checklist

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

General:

- Site construction shall match the requirements and components of the reviewed set of field plans.
- Verification that all previous required inspections have been completed and signed off.
- Provide safe and adequate sized ladder(s) for inspection. Ladder shall be secured and extend above the roof edge per minimum OSHA standards.
- Minimum 4" reflectorized address numbers are completed and visible from the public roadway.
- The building is weatherized (*roofing assembly is weather-tight & exterior wall building wrap, windows and doors are installed*) with roofing materials loaded on roof OR roof finish is complete.
- Construction site is safe for inspection. Boards with nails and excessive debris has been removed.
- Best Management Practices (BMP) are in place for storm-water control per erosion control plan.
- Field set of reviewed/stamped plans, supporting documents, and permit card are onsite.
- Any specific project required special inspection or structural observation reports are onsite.
- All deferred submittals (fire sprinklers, gas line calculations, HVAC duct layout/calculations, etc) have been submitted, reviewed and issued with plans onsite for inspection.
- Exterior lath is completed for stucco or veneer siding with weep screed clearances to grade of 4" and 2" to concrete. All exterior penetrations are sealed.
- Attic and underfloor cross ventilation is installed (*1/150 or code approved alternate*) and enclosed rafter spaces have 1" airspace to roof sheathing and has high and low cross ventilation in each rafter bay.
- Bedrooms, basements and habitable attics have compliant egress window. Min. width of 20", height of 24", min. 5sqft total for grade floors, 5.7sqft for other than grade floors and with an opening maximum 44" above the room floor.
- Fully tempered windows in hazardous areas. Including but not limited to within 24" of a door & within 60" above floor, within 60" horizontally from edge of tub or shower threshold, glazing with the bottom edge of glazing less than 36" above stairways, etc.
- Stairway construction is completed in accordance with field set of reviewed plans and the CA Residential Code.
- Insulation baffles installed at all eave vents and all B vent terminations into attic spaces 6" above insulation depth.
- Attic access installed at all spaces with 30" or greater attic clearance and within 20ft of attic mechanical equipment (*unless 6ft head clearance is provided*).
- Underfloor access completed within 5ft of plumbing cleanouts and 20ft to underfloor mechanical equipment.
- Fire blocking installed at all concealed chases and soffits at floor and ceiling locations.

Structural:

- All structural and nonstructural framing is completed.
- Post to beam connections are completed per plan
- Field set of reviewed truss calculations are onsite and installed per plan. All truss lateral bracing is completed.
- Solid blocking and/or approved mechanical hardware is installed at all roof/ceiling framing bearing locations.
- Double top plate joints offset at least 24" with eight -16d's each side. Plates notched/bored more than 50% shall have a structural strap(s) installed with eight - 10d's on each side. Nail plates may also be required depending on clearance.
- Wall studs not over bored (*max 60% for nonstructural or 40% for structural*) or over notched (*40% for nonstructural or 25% for structural*). Structural headers, beams and posts shall not be notched or have bored holes.
- Hold-down mechanical hardware tightened.
- Anchor bolts with washers installed per plan and minimum code requirements.
- Structural members exposed to exterior elements are pressure treated or natural resistance to decay.
- Deck structural framing and mechanical hardware are completed.
- Floor sheathing nailing completed per plan and minimum code requirements.

Electrical:

- All rough electrical is completed. Wiring is terminated in electrical boxes and panels.
- Correct spacing of electrical receptacles in rooms, hallways, kitchen counters, bathrooms and other rooms per plan and minimum code requirements.
- A switched light or switched receptacle is provided in each habitable room, bathroom and at exterior door locations.
- Subpanels are not located in bathrooms, clothes closets or over steps.
- Branch circuits are wired to accommodate Arc-Fault protection for outlets in kitchens, laundry areas, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, closets, hallways, or similar rooms and areas.
- Smoke Alarms are interconnected and hardwired with battery backup. They are located on each floor level, each sleeping room and outside each sleeping area.
- Carbon Monoxide Alarms are installed in dwellings with fuel burning appliances or attached garages. Alarms shall be hardwired and interconnected. Alarms installed outside each sleeping area and every floor level.
- Electrical boxes are made-up, grounds and neutrals spliced, metal boxes grounded, bushings installed, etc.
- NM Cable (Romex) is secured within 12" of boxes and a maximum 4.5ft on center. Protected within 6ft of attic access.
- Grounding electrode conductor is connected to the electrode with an access panel completed.
- Bonding of metallic water lines, gas lines and exposed structural steel is completed. All connections are accessible.
- Disconnects with overcurrent protection shall have minimum 30" wide x 36" in depth x 6.5ft in height working clearance.
- Switched light and receptacle are provided in attic and underfloor areas with mechanical equipment.
- A GFCI/WR receptacle is provided on the same level and within 25ft of outdoor or room mounted mechanical equipment.
- Nail plates installed for wiring closer than 1.25" from the face of a framing member.
- GFCI 15/20 ampere receptacle within 3ft of water heater.
- Dedicated 3 wire circuit with 10AWG wire to receptacle within 3ft of water heater. Space in panel for two pole breaker.

Plumbing:

- Fire sprinkler system installed & pressurized and ready to test (*system working pressure in unincorporated County areas*)
- Water, gas, hydronic, drainage, waste and vent lines are all on test (*ABS/PVC shall be under a water test*)
- Plumbing vents extend through roof/flashing minimum 6" above roof surface and at least 12" from vertical surfaces.
- All piping is supported with similar materials based on its size, material and joint types.
- Nail plates are installed where piping is closer than 1" to the edge of the framing members.
- Water heater PTR valve is terminated to exterior & pointed downward 6"-24" above grade.
- Water heaters installed on raised floors or attics shall have drain pan with 3/4" drain to the exterior.
- Copy of plumbers certifications for any flexible gas line or PEX water line installations.
- Gas lines are installed per project field stamped set of gas line calculations.
- Thermostatic valve installed at showers and tub water lines.

Mechanical:

- Installation instructions/specifications onsite for all mechanical equipment.
- Furnace and other mechanical equipment with rough utility installations completed.
- Mechanical B-vents and appliance vents extended to exterior with termination clearances per manufacturers installation instructions.
- Water heaters, furnaces and other fuel fired equipment located on platform elevated 18" above the garage floor. Bollard protection installed for mechanical equipment in the path of vehicle travel.
- Exhaust fans terminated to exterior and are located a minimum of 3ft from openings into the building or air intakes.
- Indoor air quality fan(s) is installed per plan and energy calculations (*new construction & additions over 1,000sqft*).
- All factory-made mechanical ducting is installed per the duct layout plan and minimum code requirements. Min. 4" clearance from ducts to earth, supported with min. 1.5" wide straps at 4ft o.c horizontally and 6ft o.c vertically.
- All supply/return registers blocked on two opposite sides.
- A/C line-set is installed and supported with nail plates at framing member penetrations.
- All primary and secondary condensate drains are installed.
- Dryer vent installed a maximum of 14ft in length with maximum two 90 degree bends and no concealed flexible ducts.
- 100sq inches of makeup air provided in laundry rooms/closets connecting to adjacent room.

Energy Standards:

- Radiant barrier is installed on the roof and gable ends if required per energy calculations.
- Window and door U-factors and SHGC's meet or exceed the required values per the energy calculations.
- All hot water lines are insulated with insulation thickness equal to pipe diameter.

Green Building Standards:

- Waste receipts onsite verifying diversion of construction debris for recycling per field waste management plan (*65% min*).
- All duct openings are covered to protect from debris intrusion.

Wildland Urban Interface (WUI) Standards:

- Vertical siding blocks, soffit details and tempered glass requirements are per plan and WUI minimum code requirements.

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