

# PLANNING & DEVELOPMENT DEPARTMENT FOR THE CITY OF EASLEY

Post Office Box 466, 205 North 1<sup>st</sup> Street, Easley, SC 29641 • Office (864) 855-7908 Fax (864) 855-7951

## FINAL INSPECTION CHECKLIST

Building must be completed and ready for inspection. All life safety issues must be in place. <b>Warning: Buildings may not be occupied prior to final inspection being passed and a Certificate of Occupancy being issued.</b> The Planning & Development department does not inspect cosmetic items, nor do a "punch list". Once the complete final inspection has passed, a Certificate of Occupancy will be issued no later than the following day. (R110.3)
It is the permit holder's responsibility to ensure that the permit reflects the structure built. Structural change orders must be properly permitted and inspected. (R106.4).
Emergency 911 address numbers must be permanently posted on the house. If home is located more than 50 feet from the road, they must be posted there as well. Numbers must be 3 inches or larger.
The grade away from the foundation must fall 6 inches within the first 10 feet or have adequate swale. Gutters with 5 foot downspout extensions may be required where site conditions warrant. (R401.3, R801.3)
The exterior must be weather proofed and rodent proofed.
The garage shall be separated from the residence and the attic area by not less than ½" gyp-board on the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8" type X gypsum board or equivalent. Doors shall be 1 3/8" solid wood or metal. (R309)
Garage floors shall be sloped to facilitate the flow of liquid out of the garage. (R309.3)
Double cylinder (interior keyed) deadbolts are not allowed. (R311.4.4)
A 3-foot by 3-foot landing shall be provided outside of each exterior door. The door leading from the residence to garage is considered an interior door. A door, other than the required egress door, with two or less risers is exempt from the landing requirement. (R311.4.3)
Stairs with four or more risers require a handrail. Handrail height shall be a minimum of 30 inches and a maximum of 38 inches. Handrails must be graspable. Handrails on open sides of stairs over 30 inches from grade plane or finished floor shall be guards. Handrails must be on the inside wall of winders. (R311.5.6).
Guards in-fill components (all those except handrails), balusters and panel fillers shall be designed to withstand a horizontal applied load of 50 pounds on an area equal to one square foot. (Table R301.5)
Porches, decks, balconies, ramps over 30 inches above grade plane require guards. Guards must be a minimum of 36 inches tall. Guards cannot allow a passage of a 4 inch sphere and must resist a 200 lb lateral load. <b>Elevated screen porches require guards.</b> (R312, R312.1)
The crawl space shall have all vegetation and construction debris removed. Seal all foundation penetrations. (R408.4)
All decks, porches and balconies must be completed and to code. (R109.1.6)
Enclosed accessible areas under stairs, including unfinished basements, must sheetrock inside walls and soffit.
Chimney termination must go 3 feet above the roof and 2 feet above any portion of the building within 10 feet. (R1001.6)



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## FINAL PLUMBING INSPECTION CHECKLIST

Cut off valve on the cold-water side to the water heater. (P2903.9.2)
The water heater temperature relief valve must safely discharge to the outside of the building. The discharge pipe should be constructed of copper or CPVC. (P2803.6.1)
Water lines in attics, garages and unconditioned spaces must be protected from freezing. (P2603.6)
Provide back-flow protection in accordance with the code. (P2902.2)
Provide pressure reducing valve and thermal expansion tank per code when water pressure exceeds 80 psi. (P2903.3.1)
Cleanouts should be accessible. A septic cleanout within 5 feet of the foundation wall, but not closer than 18 inches should be provided. (P3005.2.7)
Air admittance valves must be installed per manufacturer's installation instructions. One main stack must run to the exterior. (P3114)

## FINAL MECHANICAL INSPECTION CHECKLIST

All utilities should be connected, tested and operational. The exception is gas grills.
Gas log fireplaces shall have a cut off valve outside the firebox but within 6 feet and in the same room. (G2405.5)
2 psi gas lines labeled.
All gas appliances except decorative, require sediment traps. (G2419.4)
Provide lintel to support masonry opening. (R606.9)
Fuel burning appliances shall be provided with make-up air when in a confined space. (G2407.5)
Water heaters located in the garage must be protected from impact by automobiles (M1307.3.1)
All appliances located in the garage must be elevated a minimum of 18 inches above the floor. (M1307.3)
Appliance installation shall conform to the listing and label of their manufacturer's installation instructions. Instructions shall remain with the appliance. (M1307.1)
B-vent clearance minimum 1 inch clearance to combustibles. (M1306.2)
Install drain pan and condensate line under attic appliance. Remove any loose fill insulation from drain pan.
Attics and crawlspaces containing appliances shall be provided with a clear and unobstructed passageway not more than 20 feet from access opening. (M1305.1.3, M1305.1.4)
Ductwork must be properly supported and insulated. Ducts in attics must be raised off ceiling joist. Ducts in crawlspace must be raised a minimum of 4 inches off grade. Ducts located in a garage must conform to Section R309.1.1. Duct tape is not allowed. (M1601.3.2, M1601.3.4, M1601.3.6)
Equipment of appliances installed at grade level shall be supported on a level concrete slab or other approved material extending above the adjoining grade or shall be suspended a minimum of 6 inches above adjoining grade. (G2408.4)
The vent termination for a mechanical draft system shall not be mounted directly above or within 3 feet horizontally from an oil tank vent or a gas meter and shall not be closer than 3 feet of an interior corner formed by two walls perpendicular to each other. (M1804.2.6.5)

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## FINAL ELECTRICAL INSPECTION CHECKLIST

Smoke detectors shall be operable per the IRC and NFPA 72 Fire and Alarm Standards. Detectors shall be hardwired, interconnected with battery backup, and located per code. (R317)
<b>WARNING:</b> Permanent power is contingent upon final inspection approval.
Ground Fault Circuit Interrupters (GFCI) required in all damp locations and in the following: bathrooms, garages, kitchen countertops, outdoors, crawlspaces, unfinished basements and sinks. (E3802)
All branch circuits that supply 125-volt, single phase, 15-and 20-ampere outlets installed in <b>dwelling unit bedrooms shall be Arc Fault protected for the entire branch circuit.</b> (E3802.11)
All switches, receptacles and junction boxes must have covers on them. Lighting fixtures must have operable bulbs in them. (E3903.1)
Circuit board must be legibly marked. Unused opening effectively closed. Each disconnecting means shall be legibly marked to indicate its purpose. The marking shall have the durability to withstand the environment involved. (E3304.5, E2204.11)
No contamination of electrical equipment. (Paint over-spray, insects, bird nests, etc.) (E3304.6)
Circuit breakers must be sized to match wires. (E3605.1)
Hydro-massage tub motors and GFCI's must be accessible. (E4109.3)
Disconnects for dishwasher, waste disposal and trash compactors may be a chord and plug. (E4001.3)
Disconnect for water heater and HVAC shall be at the unit. (E4001.5)
"In use covers" are required on damp or wet location outlets.(NEC 406.8)
A receptacle is required on the front and back of each dwelling unit within 6'-6" of grade. (E3801.7)
A switch controlled lighting outlet is required in every habitable room, bath, hallway, stairway, attached garage, storage and appliances in attics or crawl spaces, basements and each exterior grade exit. (E3803.1)
Bathtub or shower spaces cannot have switches, receptacles, pendent fixtures or ceiling fans. (E3901.10)
In unfinished basements, conductors of sizes 6 AWG and 8 AWG and larger shall not require additional protection when attached directly to the bottom of the floor joist. Smaller cables shall run either through bored holes or on a running board. (E3072.4)

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