

FINAL INSPECTION CHECKLIST

1. Inspect attached garage (R309)

- _____ A. Inspect to see that there are no openings from a garage directly into a bedroom.
- _____ B. Inspect to see that solid wood doors, solid or honeycomb core steel doors are not less than 1 3/8" thick, or are 20 minute fire-rated doors.
- _____ C. Inspect to see that the garage is separated from the residence and its attic area with 1/2" gypsum board.
- _____ D. If the garage is beneath habitable rooms, inspect to see that 5/8" type X gypsum board is applied to the ceiling.

2. Inspect smoke alarms (R313)

- _____ A. Verify that there is a smoke alarm installed in each sleeping room.
- _____ B. Verify that there is a smoke alarm installed outside of each separate sleeping area in the immediate vicinity of the bedrooms.
- _____ C. Check for the installation of a smoke alarm on each story of the dwelling including full basement.
- _____ D. Determine if a smoke alarm must be installed on each level of a split level:
 - When the lower level is less than a full story below the upper level and not separated by a door, at least one smoke alarm must be installed on the upper level.
 - If a door separates the levels, then an additional smoke alarm is required on the lower level.
- _____ E. Confirm that smoke alarms are interconnected to provide an alarm which can be heard in all sleeping areas.
- _____ F. If a building has undergone an addition or alteration requiring a permit, then confirm that smoke alarms have been installed in the entire building located as required for new construction. Interconnection and hard wiring not required unless the adjacent wall and ceiling coverings are being removed or there is an attic, crawl space or basement access available.

3. Inspect stairways and landings (R311.4.3, R311.5, R311.5.8.2)

- _____ A. Determine if there is a floor or landing on each side of an exterior door.
- _____ B. Inspect to see that the floor or landing is not more than 1 1/2" below the top of the threshold and that the landing is a minimum of 36"
- _____ C. A landing is not required in the following cases:
 - On the exterior side of the door, other than the required exit door, where a stairway of two or fewer risers are located.
 - At the top of an interior flight of stairs provided a door does not swing over the stairs.
- _____ D. Inspect to see that if a landing is in place in Step C, that it is not more than 7 3/4" below the top of the threshold.
- _____ E. Check the following stairway dimensions:
 - _____ A minimum of 36" in width at all points above handrail height and below required headroom height.
 - _____ A minimum of 31.5" where a handrail is installed on one side.
 - _____ A minimum of 27" where a handrail is installed on both sides.
 - _____ Minimum headroom is 6'-8".
 - _____ Maximum riser height is 7 3/4".
 - _____ Minimum tread depth is 10".
 - _____ Riser height and tread depth shall not exceed the smallest by more than 3/8".
- _____ F. If open risers, determine that the opening between treads is less than 4" unless the stairs total rise is 30" or less.
- _____ G. Inspect to see that a flight of stairs does not exceed a 12' vertical rise between floor levels or landings.
- _____ H. Inspect to see if there is a bulkhead enclosure stairway not part of the required building egress. If the height from the basement floor to finished grade is 8' or less, then the stairway is exempt from the requirements of Sect. R311.4.3 & R311.5.

4. Inspect handrails and guards (R311.5.6, R312)

- _____ A. If a stairway has 4 or more risers, a handrail must be provided on at least one side.
- _____ B. Determine if the handrail is at least 34" but not more than 38" in height measured vertically from the nosing of the treads.
- _____ C. TYPE I. Verify that the handgrip portion of the handrail has a:

- _____ circular cross section with a diameter of 1 1/4" to 2".
- _____ noncircular cross section, perimeter dimension of 4" to 6 1/4" with a maximum cross section of 2 1/4".

- _____ D. TYPE II. Handrails with a perimeter greater than 6 1/4" shall provide a graspable finger recess on both sides. See Sect. R311.5.6.3 #2.
- _____ E. Verify that the handrail has a space of at least 1 1/2" between the wall and the handrail.
- _____ F. Verify that the handrail is continuous the full length of the stairs, except for:
 - A handrail interrupted by a newel post at a turn.
 - The use of volute or turnout at the lowest tread.
- _____ G. Verify that the handrail ends are returned or terminate in newel posts or safety terminals.
- _____ H. If an open-sided stairway, porch, balcony, or raised floor is located more than 30" above the floor or grade below, then confirm that a guard has been installed.
- _____ I. Verify that all guards are at least 36" in height at open sided floor areas or 34" in height on stairs.
- _____ J. Verify that the required intermediate rails or ornamental closures are such that a 4" sphere cannot pass through the openings.
- _____ K. Verify that the required guards on the sides of stair treads do not allow a 4 3/8" sphere to pass through the openings.
- _____ L. Verify that the opening in the guard formed by the tread/riser will not permit a 6" sphere to pass through.

5. Inspect emergency escape and rescue openings (R310)

- _____ A. Examine every sleeping room for at least one operable window or door which opens to the outside without the use of keys or separate tools.
- _____ B. Basements with habitable space shall have at least one openable emergency escape and rescue opening.
- _____ C. If the opening is a **nongrade floor** window, then check for:
 - Maximum 44" from the floor to top of sill.
 - Minimum net clear height equals 24" and minimum net clear width equals 20".
 - Minimum net clear opening of 5.7 sq. ft.

- _____ D. If the opening is a grade floor window, then check for:
- Maximum 44” above or below the finished grade adjacent to window sill.
 - Minimum net clear height of 24”.
 - Minimum net clear width of 20”.
 - Minimum net clear opening of 5.0 sq. ft.
- _____ E. If the opening is a door, then check that:
- The door opens directly to the exterior.
 - It is openable from the inside without the use of a key or tool.
 - It has a required full clear opening of at least 5.7 sq. ft.
- _____ F. If emergency egress window has bars, grills or screens, then verify that they are releasable or removable from the inside without the use of a key or tool.
- _____ G. If window well is required for escape and rescue window, then check for:
- Large enough well to allow window to be in full open position.
 - Minimum net clear area of 9 sq.ft.
 - Minimum horizontal projection and width of 36”.
 - If well depth is over 44”, provide ladder. See Step H.
- _____ H. If ladder is required for window well with depth greater than 44”, then check for:
- Permanently affixed ladder or steps.
 - Minimum inside width of 12” on ladder or steps.
 - 3” minimum projection from wall to rungs.
 - Maximum vertical spacing of 18” o.c. for rungs or steps.

6. Inspect glazing in hazardous locations (R308)

- _____ A. Check hazardous locations to determine if safety glazing is required:
- Side swinging doors:
All locations except for wired glass in required fire doors and jalousies.
 - All fixed and sliding doors.
 - All storm doors.
 - All unframed swinging doors.
 - All shower, bathtub, hot tub, sauna and steam room doors and enclosures.
Glazing less than 60” above a drain inlet.
 - Glazing in individual fixed or operable panel:
 - Adjacent to a door.
 - With a glass vertical edge that is within a 24” arc of a closed door.
 - With a glass bottom edge that is less than 60” above the floor or walking surface.
 - Fixed panels:
 - With panes exceeding 9 sq. ft. AND
 - Where the lowest edge is less than 18” off the floor, AND
 - Where the top edge is greater than 36” above the floor, AND

- The walking surface is within 36" of glazing.
- Safety glazing is required except when protected by a 1 1/2" minimum high horizontal bar located 36 +/- 2 inches above the walking surface. The bar must be capable of withstanding a horizontal load of 50 lbs./linear foot without contacting the glass.

- All glazing in railings.
- Glazing in walls and fences enclosing swimming pools, hot tubs and spas where the bottom edge of the glazing is less than 60" above a walking surface and within 60" of the water's edge.
- Glazing adjacent to stairways, landings and ramps within 36" horizontally of a walking surface when the exposed surface of the glass is less than 60" above the plane of the adjacent walking surface.
- Glazing adjacent to stairways within 60" horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glass is less than 60" above the nose of the tread.
- For exempt locations See Sect. R308.4 for a complete list.

_____ B. Verify that human impact loads have been considered when the glazing was installed:

- For glass: Meets CPSC 16-CFR, part 1201 requirements.
- For plastic: Meets CPSC 16-CFR, part 1201.4(c)(2)(ii) requirements.
- For polished wire glass: Meets ANSI Z97.1 requirements.

_____ C. Verify that safety glazing is correctly labeled:

- Permanently marked in corner.
- Legible and visible after installation.
- Indoor applications marked "indoor use only."

_____ D. Refer to Sect. R308.6 for skylights and sloped glazing requirements.