

Final
Building Inspection Checklist (Camas County)

Permits and Plans

1. Permit and approved plans are on site and accessible to the inspector.
2. All other political subdivision finals are approved (HVAC, electrical, plumbing).

Exterior

1. Chimneys shall extend not less than 2 feet higher than any portion of a building within 10 feet, but shall be not less than 3 feet above the highest point where the chimney passes through the roof.
2. Spark arrestors installed on top of chimney.
3. Chimney cricket installed.
4. All exterior windows, penetrations, and openings caulked.
5. 6-inch distance from soil to wood siding/trim.
6. Grade falls away from the foundation at a minimum 6 inches within 10 feet. Except where walls, lot lines, slopes or other physical barriers fall within 10 feet, drains or swales shall be constructed to ensure drainage. Impervious surfaces within 10 feet, shall be sloped not less than 2 percent away from building.
7. Exit door-side hinged, minimum 36 inches wide X 6-foot 8-inches tall.
8. All exterior doors and windows installed.
9. All exterior wall finishes complete.
10. Roofing complete.
11. All roof flashing installed.
12. No cracked or damaged sidewalks/curbing.
13. Garage driveway installed.
14. Landings at each exterior door width not less than door served and 36 inches in the direction of travel. The landing on the exterior side shall be not more than 7 ¾ inches below the top of the threshold unless the door swings over the threshold the exterior side shall be not more than 1 ½ inches.

Decks, Stairs and Walkways

1. Verify that deck placement, setback, size and material are per approved plans.
2. Deck is positively attached and supports both lateral and live loads.
3. All deck material treated or naturally resistant to decay. Cuts, notches, and holes are treated with preservative.
4. Fasteners and hardware for pressure preservative and fire retardant treated wood shall be of hot dipped galvanized steel, stainless steel, silicon bronze or copper.
5. Joists can be untreated if approved weatherproof decking membrane is used.
6. Ledger for decks bolted/lagged to structure.

7. Cantilevered joists supporting exterior balconies shall be blocked at the supported end.
8. Bottom of footings are minimum 30 inches below grade for freeze protection.
9. Where a deck is more than 30 inches measured vertically to the floor or grade below at any point within 36 inches horizontally to the edge of the open side, a guard is installed.

Interior

1. Single family garages are separated from the residence and its attic area by not less than ½ inch gypsum board applied to the garage side. Garages beneath or above habitable rooms shall be separated from all habitable rooms by not less than 5/8-inch type X gypsum board.
2. All appliances installed in garage have vehicle protection. (Bollard or out of path)
3. Ducts in garages which penetrate the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum no. 26 gage sheet metal and can have no openings into the garage.
4. Other penetrations through garage walls and ceilings are filled with approved material to resist free passage of flame and smoke.
5. Solid wood doors not less than 1-3/8 inches thick, solid or honey-comb steel doors not less than 1-3/8 inch thick, or 20-minute fire rated door equipped with a self-closing device between house and garage.
6. Hallways, stairways 36-inch minimum clear width.
7. Garages shall slope to door, or have drains.
8. Garage shall not open to a sleeping area.
9. Natural room light 8% floor area.
10. Natural room ventilation 4% floor area.

Bathrooms

1. Exhaust fans installed or natural ventilation.
2. Lavatory sinks/faucets/drains installed and tested.
3. Toilet installed and tested.
4. 30-inch clear width at toilet.
5. 15-inch minimum from wall to center of toilet.
6. Toilet base caulked at floor.
7. Shower compartment minimum 30-inches.
8. Minimum 22-inches wide shower door.
9. Moisture resistant finish in shower to 72-inches above floor.
10. Shower/tub enclosure walls sealed at all openings for piping, valves, etc.

Attics

1. Attic access required to areas exceeding 30 square feet and which have a vertical height of 30 inches or greater.
2. Access shall be in hallways or other readily accessible location.
3. Attic access has an unobstructed opening not less than 22 inches by 30 inches.
4. Blow in insulation has not filled/blocked baffles. Maintain a 1-inch clearance between roof sheeting and insulation.
5. Blow in insulation must have a 1-inch clearance to gas fired exhaust vents.
6. Attic ventilation required. Minimum net free ventilation area shall be 1/150 of the area of the vented space. Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space.
7. Habitable attics require egress window and smoke detector.

Crawl Space

1. Floor crawl access 18 inches by 24 inches minimum.
2. Perimeter crawl access 16 inches by 24 inches minimum.
3. Crawlspace ventilation. The under-floor space between the bottom of the floor joists and the earth under any building shall have ventilation opening through foundation walls or exterior walls. The minimum net area of ventilation openings shall be not less than 1 square foot for each 150 square feet of under floor space, unless the ground surface is covered by a class 1 vapor retarder material. Where a class 1 vapor retarder is used, the minimum net area of ventilation openings shall be not less than 1 square foot for each 1500 square feet of under-floor space. One such ventilation opening shall be within 3 feet of each corner of the building.
4. Vapor barrier, 6 mil, covers the crawl space completely, wall to wall, with all seams lapped 6 inches and extended to the foundation wall.
5. R-15 on unvented foundation walls in crawlspace.
6. R-30 insulation installed against bottom of floor and secured in place (vented).
7. Remove all debris from crawlspace.
8. No plumbing leaks in crawlspace.
9. Ducts, wiring and plumbing shall not touch the ground.
10. Floor assemblies located directly over a crawlspace intended for storage or for the installation of fuel-fired or electric-powered heating appliances shall be provided with a ½ inch gypsum wall board membrane, 5/8-inch wood structural panel membrane, or equivalent on the underside of the floor framing member.
11. Manufactured homes shall have all axles and tongues removed.

Stairs, Guards, Handrails and Landings

1. Stair riser/tread maximum dimension does not exceed the smallest by more than 3/8 inch.

2. Landings 36-inch minimum direction of travel on exterior doors. Landings minimum width of door served.
3. Not less than 6-foot 8-inch clearance for headroom is maintained at stairs, measured vertically from the sloped line adjoining the tread nosing from the floor surface of the landing or platform on that portion of the stairway.
4. All stairs are provided with illumination, and light switch at each floor level of 6 or more risers. Exterior stairway lighting is to be controlled from within the building.
5. Nosings at treads have projections between $\frac{3}{4}$ -inch and 1-1/4-inches are required when solid risers are installed, except when the tread depth is 11" minimum.
6. Open risers do not allow a passage of a 4-inch sphere.
7. Radius of curvature at the leading edge of the tread is not over $\frac{9}{16}$ inch.
8. The greatest nosing projection does not exceed the smallest by more than $\frac{3}{8}$ inch.
9. Stair risers are maximum $7\frac{3}{4}$ inches, treads are minimum 10 inches.
10. Stair riser/tread maximum does not exceed the smallest by more than $\frac{3}{8}$ inch.
11. Guards do not allow passage of 4-inch sphere.
12. Guards installed on sides of stairs do not allow the passage of a $4\frac{3}{8}$ -inch sphere.
13. Triangle formed by riser, tread, and bottom element of guardrail does not allow passage of a 6-inch sphere.
14. Open side of stairs with a total rise of 30 inches above the floor or grade below have guards minimum 36 inches in height when measured vertically from the stair nosing to the top of the guard.
15. Handrails on guards are capable of withstanding 200 pounds applied in any direction at any point on the rail.
16. Handrails are installed on stairs with 4 or more risers.
17. Handrails are installed 34 inches minimum and 38 inches maximum, measured vertically from the sloped plane adjoining the tread nosing or finish surface of ramp slope.
18. Handrail returns to wall or newel post/safety terminals maximum $4\frac{1}{2}$ inches off wall with minimum $1\frac{1}{2}$ inches clear space from inside wall to rail.

Smoke, CO alarms, Fire Extinguishers

1. Smoke alarms are required for new dwellings and when interior alterations, repairs or additions requiring a permit occur.
2. Smoke alarms at every floor level, in each bedroom and in hallways serving bedrooms.
3. Carbon Monoxide detectors shall be installed at every floor level and adjacent to sleeping areas. Only required if the dwelling unit contains a fuel fired appliance or there is an attached garage with an opening that communicates with the dwelling unit.

4. Fire extinguishers (class A, B, C) shall be installed in all occupancies other than R-3 per the IBC and IFC.

Windows and Glazing

1. Bedroom window sills are not more than 44 inches from floor to bottom of window opening. Windows have a clear opening of 5.7 square feet minimum, 20 inches minimum width, and 24 inches minimum height. Grade floor openings may have a minimum 5 square feet clear opening.
2. Emergency escape and rescue openings must be operational from the inside without the use of tools, keys or special knowledge.
3. Safety glazing in hazardous locations is marked with type and thickness. Mark is acid etched, sandblasted, ceramic filled, embossed or made by permanent means.
4. **Safety glazing is installed at hazardous locations:**
 - Swinging doors except jalousies
 - Fixed and sliding panels of sliding door assemblies
 - Storm doors
 - All unframed swinging doors
 - Doors and enclosures for hot tubs, bath tubs, saunas and showers
 - Any portion of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches above any standing or walking surface
 - In fixed or operable panels adjacent to a door where the nearest vertical edge is within a 24-inch arc of either vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60 inches above the walking surface. Except where the door accesses a closet 3 feet or less in depth.
 - In an individual fixed or operable panel, when exposed area of an individual pane greater than 9 square feet, bottom edge is less than 18 inches above the floor, top edge greater than 36 inches above the floor, one or more walking surfaces within 36 inches horizontally of the glazing.
 - In railings regardless of area or height above walking surface.
 - In walls and fences enclosing indoor/outdoor swimming pools, hot tubs, spas where the bottom edge of the glazing is less than 60 inches above a walking surface and within 60 inches horizontally from the water's edge.
 - Adjacent to stairways, landings and ramps within 36 inches horizontally of a walking surface when the exposed surface of the glass is less than 36 inches above the plane of the walking surface.

**This list is provided as a courtesy and not meant to cover all situations. There may be other items the Building Official will require to satisfy the building code.*