

Below is a list of items that building inspectors will typically inspect during a final inspection. Each structure is unique and may contain components that are not included in the list. To obtain temporary occupancy approval life safety requirements must be completed and approved. Temporary occupancy is valid for not more than 180 days (6 mo.). *If numbers follow the statement refer to the Plan Review Checklist.* [http://www.co.mason.wa.us/forms/Community\\_Dev/plan\\_review\\_checklist.pdf](http://www.co.mason.wa.us/forms/Community_Dev/plan_review_checklist.pdf)

1. Post address in a permanent manner, plainly visible and legible from the street or road fronting the property. Number must contrast with their background. For more information see Standards. For Apparatus Access Roads & # 78
2. All exit doors shall have proper landings including guardrails and handrails, as needed. Pay attention to stair rise/run and picket spacing. (The largest riser and/or tread may not exceed the smallest by more than 3/8") See deck detail handout and item #31.
3. Smoke detectors must be operational and located in all sleeping rooms and on each floor. If a ceiling adjoining the hallway to the sleeping rooms rises more than 24" a smoke detector will be required in that room as well. #3.
4. The HVAC system will be inspected for code compliance including combustion air if gas appliance, duct installation, cold air return, etc. #15, #20.
5. Garage firewall penetrations, 20-minute rating etc. See items 23 & 24 on the plan review checklist.
6. Handrails and guardrails, where required must be installed inside and outside. See deck detail handout and items #32 & #33.
7. Exhaust fans, including kitchen, must be vented to the outside with dampers. Dryer ducts must also be vented to the outside. See items #6,7,8, and 99-104 on the plan review checklist.
8. In bathrooms, toilets, tubs, and showers must be in working order and be caulked to the wall and floor covering.
9. Caulk and seal all penetrations where conditioned and unconditioned spaces communicate including electrical and plumbing penetrations/openings to wallboard/wall covering (exterior walls, floors, and ceilings). #98
10. P-Traps must be installed at all plumbing locations.
11. Corrections, if any, will be checked. Sometimes there are corrections from previous inspections remaining in the crawlspace or attic.
12. Divert drainage away from the building (gutters, downspouts, splash blocks, etc.). Backfill must be sloped away from the structure (at least 2%), measured 10-feet from the structure. #48, #74
13. Listed non-removable back flow preventer, hose type vacuum breaker must be installed on all exterior frost-free hosebibs. #21
14. Insulation in attic and crawlspace, weather-strip and insulate attic access and crawlspace, if located inside the structure. #88,89,9,91,92
15. Compliance to Ventilation and Indoor Air Quality Code – fresh air, whole house fan, etc.#'s 99,10,101,102,103 & 104.
16. Exterior building must be sealed where penetrations occur (windows, vents, hose bibs, conduits, seams, etc.)
17. Installation of fireplace or stove, if applicable. #'s 11,12,13,14,15,20, & 77
18. All wood exposed to weather or is in contact with concrete or soil shall be pressure treated or naturally resistant to decay. Field applied treatment is not approved. Treatment must be applied by the manufacturer. READ plan review checklist numbers 56 & 69.
19. Water heater strapped with 22g upper and lower 1/3, 22g pan under water heaters on wood floors, T&P valve installation, pipe and water lines insulated in unheated spaces. See item 18 on the Plan Review Checklist.
20. Check crawlspaces. Insulation installed, 6 mil black vapor barrier overlapped 12 inches, all plumbing supply lines insulated, HVAC ducts properly supported, all corrections from previous inspections completed.
21. And finally.... Read the conditions of your permit and check to make sure geo-technical requirements, if any, are completed.