



County of San Diego, Planning & Development Services
FINAL INSPECTION REQUIREMENTS - RESIDENTIAL
BUILDING DIVISION

Most frequent requirements for final on a **SINGLE FAMILY DWELLING**. Further requirements may be necessary depending on the structure, location, permit, or plans. Complete if applicable.

GENERAL

- G1. Complete all required inspections prior to final.
- G2. Approved plans and Inspection Record Card must be on site.
- G3. Properly plant cut and fill slopes in excess of 3 ft. in height (required at Rough Grading.)
- G4. 12 inch berm/brow ditch on top of slopes 3 ft. and over.
- G5. Standard fill slopes shall be no steeper than 2 horizontal to 1 vertical, and cut slopes shall be no steeper than 1 1/2 horizontal to 1 vertical.
- G6. Post address numbers in a conspicuous location on the house or at the driveway entrance visible from the street. Numbers must be at least 4" high with a 3/8" minimum stroke.
- G7. Fire Department Approval.
- G8. Approval from Department of Environmental Health for septic systems.
- G9. Department of Public Works approval for L-Grading permits.
- G10. Insulation Certificate.
- G11. Remove trash and debris from lot.
- G12. Glass or metal doors required on all fireplaces.
- G13. Obtain administrative permit for structures/fences/gates over 42" high in front setbacks.
- G14. Install required thermal mass and energy conservation features per energy calculations.
- G15. Provide final letter of completion for all projects requiring special inspections.

BUILDING SERVICE

- B1. Complete fine grading, repair erosion, grade 1% for 5 ft. away from exterior and maintain Minimum 6" between finish grade and bottom of foundation plate. Also, maintain weep screed 4" above grade and 2" above paving.
- B2. Complete roofing, siding, stucco and repair any damage.
- B3. Complete all exterior weather proofing and weather stripping.
- B4. Self-closing 1 3/8" minimum thick solid wood or approved fire door between garage and living area (in fire rated ceiling if applicable).
- B5. Exit door locks must be keyless from inside. Maximum height of lock 48" from finished floor.
- B6. Proper floor level and/or landings at doors per plans and 1003.3.1.6 and 1003.3.1.7. 1" maximum change in floor to landing elevation at doors opening out over the lower elevation.
- B7. Bedroom escape window requirements: minimum clear opening of 20" wide, 24" high, and 5.7 sq. ft., sill height not more than 44" above the finished floor, strictly enforced. These requirements apply to all rooms not determined to be a living room, dining room, kitchen, bathroom, utility room, family room, or sun room.
- B8. Tempered glass at required locations per UBC 2406.4.
- B9. Handrails are required on stairways having 4 or more rises, 34" to 38" above the nose of treads, with return at top and bottom.
- B10. The handgrip portion of the handrail must be 1 1/4"-2" in diameter with no sharp corners and 1 1/2" clear from walls or other obstructions.
- B11. Stairs must have 4" minimum to 8" maximum risers with a 9" minimum tread run measured nose-to-nose. Winding stairs require 6" minimum tread width at narrowest point.
- B12. Minimum 36" high guardrail with intermediate rails spaced 4" O.C. maximum for stairs, decks, landings, balconies and porches more than 30" above grade or floor.
- B13. At least one full functioning bathroom must be completed. Obtain permits for uncompleted bathrooms prior to final inspection.
- B14. Chimneys and flues must have required clearances from roof line, walls, windows, vents, combustibles.
- B15. Install fireplace hearth. Fireplace hearth extension must be noncombustible and distinguishable from surrounding floor per UBC 3102.7.12.
- B16. Spark arrester on chimney, flue caps on flues.
- B17. Conditioned air ducts originating in a garage to and from an appliance must be minimum 26 gauge sheet metal from the appliance to the firewall or fire-restrictive ceiling.
- B18. Underfloor and attic ventilation shall be provided with fresh air openings at a ratio of 1 sq. ft. per 150 sq. ft. of enclosed space per code.
- B19. Central Vacuum pipe must be metal through fire walls.

- B20. Smoke detectors required per UBC Section 310.9.
- B21. Seal all firewall penetrations at pipes, ducts, etc.
- B22. Install kitchen sink and all "built in" kitchen appliances.

ELECTRIC SERVICE

- E1. Ground and water bond connections must be accessible.
- E2. Permanently label all circuits breakers.
- E3. GFCI protected receptacles where required CEC 210 - 8(a).
- E4. Maintain 36 inch clear working space in front of electrical panels and disconnects.
- E5. Light fixtures required at entries/exits, hallways, stairways, garages, bathrooms. Fluorescent fixtures are required to be installed per Title 24 California Administrative Code.
- E6. Disconnect within 50 ft. and in sight of air conditioner/heat pump with fuses or HACR breaker per manufacturer specs/label.
- E7. Install cover plates on all outlets and boxes.
- E8. All electrical equipment must be listed and labeled by an approved testing agency.
- E9. Protect non-metallic electrical conductors within 6' of attic access.

PLUMBING SERVICE

- P1. Non-removable back-flow prevention devices are required on all outside faucets.
- P2. Paint any ABS pipe exposed to sunlight (vents, clean outs, etc.). Note: Vents to terminate a minimum of 6" above roof.
- P3. A pressure regulator is required when water pressure exceeds 80 psi.
- P4. Set cleanouts to grade level and cap. Use approved traffic caps in driveways.
- P5. Non-Metallic water lines must be minimum 12" below grade.
- P6. Insulate hot and cold water line to wall if outside or first 5 feet from water heater.
- P7. Water heaters must be strapped to the nearest wall.
- P8. Water heater pressure relief valve must drain outside and terminate 6" to 24" above grade or walkway and point downward.
- P9. Seal base of toilets, tubs, showers, basin rims, etc. with grout or caulk.
- P10. Yard gas line inspection/test prior to final.

MECHANICAL SERVICE

- M1. Accessible gas shut off valve within 3 ft. of all appliances (shut off for ranges and dryers to be within 6' of appliances).
- M2. Appliances using L.P.G. must be listed for or converted for L.P.G. and labeled accordingly.
- M3. Complete range-hood duct with back draft damper.
- M4. Dryer vent to outside. Smooth wall duct, maximum length 14' with 2 elbows.
- M5. Min. 30" x 30" or 22" x 36" attic access if required if F.A.U. is in attic.¹ Provide minimum 24" wide catwalk maximum 20' long to 30" platform at unit. Switched light and outlet required (functioning light bulb to be in place at final). Provide a ladder for inspection of unit.
- M6. Provide F.A.U. upper and lower combustion air.
- M7. Combustion and return air must be separated by a minimum of 10 ft. for F.A.U.
- M8. Condensation lines on air conditioning units shall be installed per code. Primary waste shall route to trapped plumbing fixture. Primary condensate lines shall be trapped and vented.
- M9. Provide refractory sealant where log lighter gas piping penetrated the wall of manufactured fireplaces and secure damper open per manufacturers specifications.
- M10. Freestanding Stoves (fireplaces) are to be installed.

¹ 22" X 30" attic access is permitted provided the largest piece of the equipment can be removed through the opening.