

BUILDING FINAL INSPECTIONS

Why is a final inspection necessary?

This is the last opportunity for the building inspector to insure that the construction meets the requirements of the building code. On approval of the final inspection, the inspector issues a certificate of occupancy. Banks often need a certificate of occupancy to complete the loan process.

These are the most common items encountered. Projects vary and may include additional items based on the 2006 International Residential Code.

What must be completed to obtain a final inspection? Visit the Thurston County web site to see the TC figures referenced. Contact information is listed below.

General requirements:

- ❑ Planning – final site conditions.
- ❑ Health – septic record drawing approved by EH.
- ❑ Dev. Review – right of way access, dry well inspections.
- ❑ Permit and approved plans on-site and accessible.
- ❑ All self-certification cards provided.
- ❑ All utilities connected.

Building Exterior:

- ❑ Address posted per county handout. Visible from the roadway, at driveway and residence.
- ❑ All exterior windows, penetrations and openings caulked and flashed where required.
- ❑ All siding and exterior trim complete.
- ❑ Untreated wood siding/trim is separated a distance of 6" from soil.
- ❑ The grade at the foundation falls away from the building a minimum of 6" within the first 10'. Or a minimum slope 5%. If swales are used the slope is 2% minimum.

Decks and Guardrails:

- ❑ Constructed of materials naturally resistant to decay or materials manufactured for exterior applications.
- ❑ Decks bolted/lagged per TC detail 20 or the approved engineering.
- ❑ Decks more than 30 inches above grade when measured 6' away from the deck, require a guardrail.
- ❑ Guardrail:
 - 36" minimum height measured from the deck to the top of the guard.
 - Does not allow the passage of a 4" sphere, or a 4 3/8" sphere where guard meets the stairs.
 - Triangle formed by riser, tread and bottom element of guard does not allow passage of a 6" sphere.

Stairs and Handrails: See TC figure 12

- ❑ Handrails required at stairs with 4 or more risers.
- ❑ Grippable handrail minimum 34" to maximum 38" above the nose of the tread to the top of the handrail.
- ❑ Handrail returns to the wall, maximum 4 1/2" off wall with minimum 1 1/2" clear space from inside of rail to wall.
- ❑ Stair riser maximum 7 3/4", tread minimum 10", no more than 3/8" variance in riser or tread overall.
- ❑ Open risers do not allow passage of 4" sphere, except stairs less than 30" in rise.
- ❑ See special provisions for winder and spiral stairs, and ladders for small limited recess areas.

Landings: See TC Figure 23.

- ❑ Exterior doors require landings, minimum 36" x 36", or per size of door opening. The exit door floor/landing shall not be more than 1 1/2" lower than the top of the threshold. Landings at doors other than the exit door do not have to meet this requirement. May step down 7 3/4" below door opening unless the door swings over the landing. No landing required for two or fewer risers on the exterior side of the non-exit door.

Crawl Access:

Thurston County Permit Assistance Center

2000 Lakeridge Drive SW, Bldg 1, Second Floor; Olympia, WA 98502
Phone: (360) 786-5490; TDD line: (360) 754-2933; Fax: (360) 754-2939

www.co.thurston.wa.us/permitting

- ❑ The crawl access panel is constructed of exterior grade material that is weather tight and vermin proof.
- ❑ Remove all debris from crawl space.
- ❑ R-30 insulation is securely installed against the bottom of the floor.
- ❑ Foundation vents are not obstructed by insulation.
- ❑ Vapor barrier is black, 6-mil plastic, covering crawl area, wall to wall, with all seams lapped 12".

Interior Finish:

- ❑ House/garage separation – 1/2" drywall on house/garage wall. 5/8" drywall on lid where living space is above.
- ❑ Ducts, which penetrate the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26 gauge sheet metal and can have no openings in the ductwork that is within the garage.
- ❑ Other penetrations through garage walls shall be filled with approved material to resist free passage of flame and smoke.
- ❑ A 1 3/8" solid door or 20-minute fire-rated door is required between house and garage.
- ❑ Water heater:
 - Strapped to wall.
 - Pressure/temperature relief valve to exterior with elbow pointing down 6 – 24" above grade.
 - Drain pan and rigid insulation if required.
- ❑ Protect appliances in the garage from vehicles.
- ❑ Whole house ventilation system installed and set for 8 hours of total run time every 24 hours.
- ❑ Exhaust fans vented to exterior with back draft damper sealed at exterior.
- ❑ Furnace and mechanical systems operational, combustion air, fresh air and dampers per specifications.
- ❑ Dryer ducting is smooth wall metal pipe, no penetrations into duct, back draft damper at termination.
- ❑ Attic and access cover:
 - Insulated and access sealed.
 - Insulation certification completed by installer.
 - Ladder provided to ensure all ducting still attached.

- ❑ Provide manufacturer's specifications for all gas appliances.
- ❑ Electrical fixtures installed, trimmed and covered.
- ❑ Plumbing fixtures installed and sealed per manufacture specifications.
- ❑ Anti-tip device installed on range, exhaust sealed and run to exterior with back draft damper at exterior.
- ❑ Dishwasher attached to framing and air-gap, high loop or integral backflow device installed.
- ❑ Egress for sleeping rooms; minimum 20" wide, 24" high, 5.7 square feet for second story and 5.0 square feet for first floor. Maximum sill height 44" from floor.

Smoke Detectors:

- ❑ Smoke detectors required when interior alterations, repairs or additions requiring a building permit occur.
- ❑ Detectors must be interconnected and hard wired unless the area of work does not result in the removal of interior wall or ceiling finishes exposing the structure unless there is an attic, crawl space or basement available that can provide access for hard wiring.
- ❑ Detectors are required at every floor level, top of stairs, in each bedroom and in hallways serving bedrooms.
- ❑ Detectors may be connected to central/monitored alarm systems when they receive power from premises electricity, will still work if system is disconnected from monitored system.

I Still Have Questions...

For additional information, speak with a building inspector at (360)786-5489 Monday-Thursday between 7:00 and 8:00 a.m.

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