



Final Residential Inspection Checklist

Dear City of Lompoc Building Department customer: This checklist is not intended to be all-inclusive, but rather, a guide to assist you in preparing for your Final Inspection. Your project represents a significant investment of your time and money, and is very important to us. Our goal is to obtain a Code and approved plan compliant project. **Please note:** Some of the items listed below may not apply to your project. Please review your approved plan for clarification and details relating to the requirements for your specific project. **Thank you.**

- Job address must be posted and visible from public ways.
- Other City Agency approvals may be required. Call **875-8220** to obtain status of other agencies.
- Provide permits and plans at job site.
- All site work shall be completed before calling for final inspection.
- Provide the Engineering Division with final grade certifications.
- Approved drainage systems, swales or beams are needed to direct water flows to an approved area.
- All exterior lighting fixtures shall be installed correctly and be outdoor types.
- Weep screeds are required to have at least four-inch clearance from soil and 2 inches from hard surfaces.
- Seal all holes in walls and/or roofs and make weather tight.
- All doors shall be provided with landings per UBC.
- Provide proper handrails and/or guardrails at all decks, stairs and platforms.
- Vacuum breakers shall be installed on all hose bibs.
- Backflow prevention is required on all irrigation systems.
- Minimum clear width for all hallways shall be at least 36 inches.
- Provide vehicle barrier to protect appliances.
- Provide seismic strapping, pipe insulation, tank insulation, and/or minimum 18-inch platform for water heater.
- Provide 18-inch platform above garage floor for all fuel burning appliances.
- All mechanical equipment shall function properly. Equipment, shutoff valves and vents shall be installed with proper clearances, support and slope. Adequate combustion air is required. Check all vents for dust, debris or water.
- Plenums may not be used for return or supply air for FAU.
- Smoke detectors are required on every floor, areas leading to sleeping rooms and in every sleeping room.
- Make sure all registers are in place.
- Locks and hardware shall be installed on all doors and windows.
- Back-draft dampers are required on exhaust venting.
- Does Emergency Escape window does meet the 44-inch rule from finished floor and/or width and height requirement. Also check that each egress window complies with the 5.7 square feet, minimum 20 inches wide and 24-inch high rules.
- Top of handrails shall be between 34 inches and 38 inches measured from the nose of the tread.
- Handrails shall be a minimum of 1 ¼ inch to 1 5/8 inch in cross sectional area and located at least 1 ½ inch from walls.

- ❑ Riser height in dwelling units shall be no higher than 7.75 inches and tread minimum of 10 inches. Maximum deviation shall be kept at no more than 3/8 inch.
- ❑ Stairs shall be not less than 36-inch clear width within dwelling units.
- ❑ Guardrail heights in dwelling units shall be at least 36 inches high.
- ❑ Handrail and guardrail intermediate railings shall not allow a 4 inches sphere to pass through.
- ❑ Minimum of 6 feet 8 inch high headroom clearance is required at all stairways measured from the nose of the tread.
- ❑ Stairways, hallways and landings shall be adequately illuminated.
- ❑ Provide safety glazing at hazardous locations such as glass within 24 inches of doorways, in shower enclosures (including windows located within 70 inches of shower floor), glass in doors, glass in railings, glass in stairways if located within 60 inches of floor, or glass located 60 inches from pool/spas.
- ❑ Provide location of 22 X 30 inch attic access.
- ❑ 18 X 24 minimum under floor access is required.
- ❑ Provide proper screens for under floor ventilation
- ❑ Under floor ventilation is not adequate. Requires cross ventilation and number of vents per UBC.
- ❑ Provide a minimum of 1 inch clearance from B Vents and insulation or otherwise stated in listings.
- ❑ Fan ducts may not be terminated in attic.
- ❑ Unblock all attic ventilation.
- ❑ Provide Proper type insulation according to the approved plans in attic.
- ❑ Insulation at under floor areas is not properly installed and/or supported.
- ❑ Provide required Installation Certification Forms as required by T-24, State Energy Regulations. They shall be completed and signed by installers.
- ❑ Dishwasher waste shall be installed ahead of the garbage disposal.
- ❑ Loop dishwasher hose drain as high as possible and secure in place.
- ❑ Approved finish materials shall be installed at least up to 70 inches from shower floors.
- ❑ Thermostatic mixing or pressure balancing type valve required at all shower/baths.
- ❑ Over rim tub spouts set minimum 1-inch air gap to flood rim of tub.
- ❑ Test all outlets for proper wiring, continuity, GFCI, AFCI working condition. Are receptacles improperly installed?
- ❑ Label all panel boards and each circuit breaker per NEC.
- ❑ Do the T-24 Energy Compliance Sheets call for Duct Testing and Certification. Provide compliance statements from HERS Rater?
- ❑ Insulate water lines as required per State Energy Code (5' from water heater, entire line to kitchen, etc.)

To contact the City of Lompoc Inspection line to schedule your inspections, please call 736-9694/24 hours a day.