Please verify the following before calling for a Final Building inspection.
All other Finals (Mechanical, Electrical, Plumbing, Zoning etc.) must be scheduled or approved.

BUILDING EXTERIOR
- House numbers plainly visible and legible from the street or road fronting the property; minimum 4” in height.
- There is min. 6” clearance from soil to wood siding/sheathing/framing (2” to concrete patio).
- The grade at the foundation, shall fall away from the building a minimum of 6 in. within the first 10 feet.

EXTERIOR DECKS, STAIRS, AND WALKWAYS
- Verify that deck placement, setback, size and materials are per approved plans and fasteners and hardware are proper type.
- Ledger for decks bolted or lagged to code (if ledger lox, verify joist span and lox spacing).
- Guard rails (36” min.) are installed where deck walking surface is more than 30” above grade.
- Stair riser maximum 7-3/4” treads minimum 10” when measured horizontally from the vertical plane of adjacent stair nosising.
- Stair riser/tread maximum dimension doesn’t exceed smallest by more than 3/8”.
- Required egress door shall have 36” landing not more than 7-3/4” below top of threshold (other exterior doors do not require landing where there are 2 or fewer risers).

INTERIOR
- Habitable space, hallways and portions of basements containing these spaces shall have a ceiling height of not less than 7 feet. Bathrooms, toilet rooms and laundry rooms shall have a ceiling height of not less than 6 feet 8 inches. (50% of floor area shall be 7 foot in rooms with sloped ceiling)
- Habitable rooms shall have a floor area of not less than 70 square feet.
- Under-stair protection. Enclosed accessible space under stairs shall have walls, under-stair surface and any soffits protected on the enclosed side with 1/2-inch gypsum board.
- Foam products (insulation etc.) shall not remain unprotected.

WINDOWS AND GLAZING
- Bedroom window sills are not more than 44” above the floor. Emergency egress windows have a minimum net clear opening of 5.7 sq. ft., a minimum net clear opening height of 24” and a minimum net clear opening width of 20”. Egress ladder required for window wells > 44”.
- Safety glazing is installed in all hazardous locations and is identified by permanent labeling.
- (DOORS - <24” horz and 60” above finished floor)
  - (TUB/SHWR - 60” horz AND 60” vert above standing or walking surface)
- Glazing along stairs is safety glazing when located within 36” vertically from stair nosing plane.
- Glazing adjacent to stairways within 60” horizontal of the bottom tread of the stairway in the direction of travel when the exposed surface of the glass is less than 36” above the nose of the tread is safety glazing.

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This checklist is intended to prepare for a final building inspection. This is a general list and is not intended to address all possible conditions. References are to the International Residential Code (IRC). Compliance with applicable codes and ordinances falls on the owner and/or contractor.
INTERIOR STAIRS
- Stair riser maximum 7-3/4” and treads minimum 10” when measured horizontally from the vertical plane of adjacent stair nosing and maximum dimension doesn’t exceed smallest by more than 3/8”.
- 6’ 8” minimum head room at stairways measured from the nose of the treads.
- Guards adjacent to floor surfaces over 30” from adjacent floor or grade below have guards minimum 36” height to the top of guard and cannot allow the passage of 4” sphere.
- Handrails are required at stairs with 4 or more risers, minimum height is 34” to 38” maximum above nose of tread to top of handrail and return to wall or newel post.

ATTICS
- 22” x 30” Attic accesses required for areas exceeding 30 square feet and which have a vertical height or 30” or greater.
- Accesses are located in hallways or other readily accessible locations.

CRAWL SPACE
- The crawl space access is minimum 18” x 24”, or large enough to be able to remove largest piece of mechanical equipment located in the crawl space.
- Floor surface, crawl space, and subbasements. All crawl space or sub-basement floors shall be capped with a minimum of 1-1/2 inches of concrete over 6-mil vapor barrier. Said concrete mixture shall be a minimum of 1500-PSI strength.
- R-19 insulation is installed against bottom of floor and secured in place.

SMOKE ALARMS & CARBON MONOXIDE
- Smoke alarms and carbon monoxide required when interior alterations, repairs, or additions requiring a building permit occur.
- Alarms are 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 which could provide access for the hard wiring.
- Smoke alarms are required at every floor level, in each bedroom, and in hallway serving bedrooms.
- Smoke alarms shall be listed and installed in accordance with the provisions of the Code and the manufacturers instructions and shall be dual sensor as required by Iowa Dept of Public Safety.
- Carbon Monoxide detectors shall be installed outside each sleeping area in the immediate vicinity of the bedrooms.

GARAGES
- Single-family garages are separated from the residence and its attic area by not less than ½” gypsum board applied to the garage side. Habitable rooms above garages require 5/8” on garage side.
- Ducts in garages which penetrate the walls or ceilings separating the dwelling from the garage are constructed of a minimum No. 26 gage sheet metal and have no openings into the garage.
- 1 3/8” solid door or 20 minute rated door separates the house and garage.
- Slope floor to overhead door or drain that terminates at exterior.

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