



**COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
BUILDING DIVISION**

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RESIDENTIAL FINAL INSPECTION CHECKLIST

- ☐ Address numbers (minimum of 4 inches in height) to appear on the house. Numbers to contrast with the background.
- ☐ If located on the back wall of the garage, provide steel (posts) or wheel stops to protect the furnace, water heater, or washer/dryer equipment (vehicle impact barrier.)
- ☐ Interior garage doors are to be self-closing, self latching tight fitting, and 1-3/8" solid wood doors or 20-minute fire rated.
- ☐ All exterior doors are to be weather stripped with door bottoms and thresholds.
- ☐ Finish grade must flow to the street, unless alternative designs shown on plan or grading plan.
- ☐ Landscaping and finish grade must be per approved plans.
- ☐ Streets and adjoining lots must be clear of debris and trash. No debris under subfloor.
- ☐ Building must meet all requirements of Title 24 energy calculations/C6R Forms/Florescent Lights.
- ☐ Wood siding is to be installed 6 inches above grade. Must maintain 6 inches clearance between wood members and earth.
- ☐ Snow rails to be provided where required: Where access to house is on snow-shed side of the roof; where pedestrians may be below in snow impact zone; at parking areas and driveways subject to snow shed.
- ☐ Spark arrestor is required for all wood stoves.
- ☐ Handrails and guardrails are required per Code height on all decks, porches, landings, and stairs. Heights noted.
- ☐ Safety glass needed at doors, windows <24 inches from doors/entry/exit; shower doors; tub enclosures; at the top and bottom of stairways (within 5 feet thereof).
- ☐ Driveway slope, drainage, width must be paved.
- ☐ Subfloor vents/check under decks, preferred at corners of house.
- ☐ Subfloor access (18"x24" minimum) for all areas under house.
- ☐ Attic vents; attic access size must be 20"x30" minimum.
- ☐ Attic access in garage must maintain separation with double layer 5/8" type X gypsum wallboard with corner bead.
- ☐ All exterior vent terminations must terminate per Town Code: 18 feet above grade on shed side, 12 feet above grade on non-shed side.
- ☐ Double check that all required rough/prior inspections has been signed off; any old corrections must be addressed – no later than permanent power approval.
- ☐ Garage doors with auto garage door openers are required to be tested for eye sensors and 2-inch reverse test.

PLUMBING

- ☐ If water pressure is over 80 psi, a pressure regulator is to be installed in the domestic water to the residence.
- ☐ Water heaters must have seismic straps (top and bottom)/expansion tanks/PTRV/drain pans.
- ☐ Gas supply to the building is to be pressure tested and tagged.
- ☐ Reflectors and an approved gas meter enclosure per Town Ordinance.
- ☐ Hinged shower doors must swing outward.
- ☐ Test all fixtures.
- ☐ All mechanical and slip joint nuts must be accessible. Access doors required.
- ☐ Anti-siphon device on each hose bib.

ELECTRICAL

- ☐ Smoke detectors must be hard wired in with battery backups.
- ☐ All electric circuits must be labeled in main and sub-panels.
- ☐ Bathrooms, garage, kitchens, unfinished basements, and all exterior outlets are to be supplied with G.F.C.I. protection where required.
- ☐ Test all electrical.
- ☐ Ceiling fans over 35 pounds must be supported independently from mounting box (minimum height 7 feet).
- ☐ At least two G.F.C.I. receptacles on exterior of house (no more than 6'6" above grade) are required.
- ☐ Any kitchen island or peninsula 12"x24" or greater must have at least one G.F.C.I. outlet (not permitted under overhanging counters >6" or more than 12" below a countertop).

MECHANICAL

- ☐ All penetrations in firewalls are to be completely sealed.
- ☐ Under floor exhaust system location and tested; when gas, water heater, FAU is in crawl.
- ☐ Combustion air requirements.
- ☐ Check equipment installation, clearance/access.
- ☐ Wood burning appliance, clearance.
- ☐ Vents to outside needed lower than flame source of appliances installed in attic or subfloor.
- ☐ LPG sensors and alarms, tested.
- ☐ LPG sensors needed at lowest point of subfloor and first floor of house.
- ☐ Carbon Monoxide detectors tested.
- ☐ Carbon Monoxide detectors located on each level and hallways adjacent to sleeping rooms.
- ☐ 24" wide platform (minimum) with 30" wide workspace (minimum) required for appliances installed in attic. Hard-wired light with switch and receptacle needed adjacent to workspace.

NOTE: Inspection request shall be a minimum 24-hours in advance and shall be scheduled on a "first come – first served" basis. Each reinspection is subject to a reinspection charge per the latest adopted edition of the California Building Code.