



Rogers Fire Department Standard Operating Procedures

Policy Title:	Residential Final Inspections		
Policy Number:	741	Volume:	Risk Reduction
Approved By:	Tom Jenkins	Last Updated:	10/2015
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PURPOSE

The purpose of this policy is to ensure uniformity in the way final inspections are conducted.

POLICY

Prior to approving any final inspections compliance with the following items must be achieved:

General

1. Verify that permanent house numbers installed and visible from the street.
2. Verify that all utilities are connected to ensure source of heat, hot water and sanitary facilities.
3. Verify that exterior grading complete providing a positive slope away from the structure (6" within 10' plus 2% fall to curb inlet).
4. Verify that door between house and garage shall be a 20 minute door, no windows.
5. Verify that continuous handrails on all stairs with 4 or more risers (handrails must return in at the top and bottom of stairs).
6. Verify that guards on all platforms/decks more than 30" above finished floor or grade.
7. Verify that roof covering complete and flashings are installed where required.
8. Verify that there are level landings at all exterior doors and top and bottom of stairs (36" minimum travel direction and same width as door).
9. Verify that all exterior wood is protected from weather (primed or painted).
10. Verify that exterior post beam connections at patio/deck with approved metal connections.

11. Verify that doors do not swing over a step.
12. Verify that penetrations at exterior into structure or crawl space are sealed.
13. Verify that there is an approved hearth at fireplace front where required.
14. Verify that appliances located in garage are protected from impact and on 18" platform if ignition source is present.
15. Verify that no double keyed deadbolts are installed.
16. Verify that all penetrations from outside to inside have been sealed.
17. Verify that attic insulation is installed.

Plumbing

1. Verify that cleanout covers installed.
2. Verify that no leaks are detected in plumbing system.
3. Verify that traps under sinks level and trap arms are sloped to drain.
4. Verify that angle stops/shut offs are installed at lavatories/water closets.
5. Verify that base of water closet is sealed.
6. Verify that there is an air gap for dishwasher at kitchen sink or high loop in dishwasher drain.
7. Verify that there is an expansion tank at water heater.
 - a. Exception: Structure is on a well.
8. Verify that the T&P drain for water heater to the exterior, independent turns down 90 degrees and terminates at least 6" above finished grade at the exterior.
9. Verify that anti-siphon devices installed on hose bibs.
10. Verify that there is accessible to the fireplaces /gas log lighter shut off.
11. Verify that sediment traps at the furnace and the hot water heater downstream from the shut off valve prior to piping entering the appliance.
12. Verify that all water and appliances in unheated spaces are enclosed.

Electric

1. Verify that all circuits are labeled in the service panel.
2. Verify that two wires not under the same lug unless approved by panel manufacturer.
3. Verify that two conductors are not served by a single breaker.
4. Verify that flexible conduit is properly supported at AC units.
5. Verify that AC disconnect is accessible (not located behind the condenser).
6. Verify that flexible electrical conduit to condenser is no longer than 6'.

7. Verify that exterior/interior GFCI's is working:
 - a. Kitchen
 - b. Bath
 - c. Garage
 - d. Outside
 - e. Crawl space
8. Verify that all the unused breaker locations in the service panel are sealed.
9. Verify that clothes closet/storage closet lights are not located close to shelf or restricted area.
10. Verify that there are no open incandescent bulbs in closets.
11. Verify that cover plates are on all switches/receptacles/unused light fixture locations.
12. Verify that exterior receptacles are not located under a porch/or covered entry must have in-use covers.
13. Verify that the jetted tub motor is accessible.
14. Verify that the GFCI reset for the jetted tub motor is accessible and functioning.
15. Verify that light fixtures are installed and functioning.
16. Verify that all circuits (receptacles/outlets) are Arc-Fault protected (except kitchen, bathrooms, garages, and utility rooms).
17. Verify that the electrical disconnect is in the proximity of the water heater, if not verify that there is a shut instead.
18. Verify that smoke detectors are in place, interconnected and functioning.
19. Verify that the exterior meter box has an intersystem bonding connector in place.

Mechanical

1. Verify that B-vent termination caps are installed and escutcheon plates installed at ceiling lines.
2. Verify that B-vent termination is in an approved location (8' from vertical surfaces or 2' above – driven by roof pitch 503.6.4 AFGC).
3. Verify that there is proper clearance maintained from B-vents to combustibles.
4. Verify that condensate lines/mechanical lines are properly supported.
5. Verify that exhaust fan(s) are working.
6. Verify that AC condenser is on an approved platform 3" above grade.
7. Verify that installation and operation instructions are left with equipment.
8. Verify that shut offs in gas line are installed at all appliance locations.

9. Verify that rigid nipple (BIP) is installed to the exterior of the furnace housing.
10. Verify that the dryer vent termination is not screened and of an approved type.
11. Verify that all heat generating flue's terminate properly (fireplaces, cooking hoods, appliances, etc.).

Any deviation from this policy shall be documented by the inspector in the notes section of *CityView* RMS for the property.