

# Benson

BUILDING DEPARTMENT  
CITY OF BENSON  
120 WEST 6<sup>TH</sup> STREET  
BENSON, ARIZONA 85602

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## **CITY OF BENSON**

### **RESIDENTIAL FINAL INSPECTION CHECKLIST**

#### **BUILDING EXTERIOR**

- ◆ Provide access at the time your final inspection is scheduled and have all permit cards and plans on job site at this time
- ◆ Construction debris removed from around the job site
- ◆ Address Numbers permanently posted and visible from street
- ◆ Provide 1% drainage of site away from the building or structure
- ◆ Main water shutoff valve on owners side of water meter
- ◆ Service meter panel permanently attached and circuit breakers permanently labeled for use
- ◆ Frost free , Back –flow prevention is required at all Hose Bibs
- ◆ All sunlight exposed plastic to be painted at time of final inspection
- ◆ T&P relief valve terminations to be within 6” minimum and 24” maximum from the ground , with a 90 degree turndown unthreaded
- ◆ Exterior cleanouts to be accessible and sealed with latex water base paint
- ◆ Exterior non-treated wood to be painted unless rated for exterior exposure as manufactured
- ◆ Access to inside and outside crawlspaces, provide ladder for attic inspection
- ◆ Outside, crawlspace, & attic lighting to be finished and operational
- ◆ Attic or underfloor ventilation to be finished, screened and obstruction free
- ◆ Required landings, 36” minimum, bottom & top , at all exterior doors and stairways
- ◆ Handrails where required for steps, decks & porches to be finished and functional
- ◆ Guardrails for decks & porches to be finished and functional
- ◆ Seal all exterior wall penetrations
- ◆ Disconnects for the electrical supply to each piece of equipment shall be provided in sight of the equipment served when the supply voltage exceeds 50 volt
- ◆ A 120-volt receptacle shall be located within 25’ of, and on the same level as the equipment for maintenance
- ◆ Condenser unit properly installed, fused properly [ if applicable] , not obstructing disconnect
- ◆ All wood in contact with concrete is properly flashed or other wise protected from moisture
- ◆ All wood to maintain 6” clearance from earth
- ◆ 10’ minimum clearance from evaporative coolers to any vent pipe
- ◆ Factory – made air ducts shall be installed with at least 4” of separation from the earth
- ◆ Equipment installed at grade level shall be supported on a level concrete slab or other approved material extending a minimum of 3” above grade or suspended a minimum of 6” above grade
- ◆ Equipment installed outside building shall be listed for out door installation or shall be installed within an approved weather proof enclosure

## **BUILDING INTERIOR**

- ◆ Smoke detectors to be interconnected, battery backup, & functional. Smoke detectors shall be installed in each sleeping room and at a point centrally located in the hallway or area giving access to each separate sleeping area
- ◆ Required switches and receptacles finished, functional and testable
- ◆ Provide 20 amp receptacles where 20 amp receptacles are required, i.e.: Laundry circuits, Bathroom circuits, 2 Kitchen small appliance circuits, etc.
- ◆ Provide separate circuits for dishwasher and disposal
- ◆ Provide manufactured specs on all electrical & gas fired equipment i.e.: dishwasher, water heater, FAU equipment, gas log fireplaces, direct vent fireplaces etc.
- ◆ Required interior lighting to be finished and functional and approved for location and use
- ◆ Exhaust fans to be finished and functional, i.e.: Range hoods, Bathroom fans, Laundry rooms
- ◆ Required plumbing cleanouts to be accessible
- ◆ Safety glazing at all hazardous locations, adjacent to doors within 24", shower doors, french & sliding doors, landings, etc.
- ◆ Finish plumbing to be complete and operational
- ◆ Water closet, tub and shower bases sealed from moisture
- ◆ Kitchen and bathroom floors to be water tight
- ◆ Seal all interior penetrations i.e.: dryer vent, under sinks
- ◆ Door between residence and garage to be self closing & latching with a minimum of 2 self closing hinges, 20 min labeled 13/8" solid core door
- ◆ Main door to residence will not be allowed to have double keyed dead bolts
- ◆ Combustion air for forced air units installed inside the residence to be within 12" of the top & bottom of the enclosure and screened [if applicable] When all air is taken from outdoors for an appliance with a minimum clearance of 1 inch on the sides and back and 6 inches in the front, one opening shall be permitted and located within the upper 12 inches of the enclosure
- ◆ Provide filters for return air ducts & seal plenum area
- ◆ Habitable space shall have a ceiling height of not less than 7' 6", kitchens, halls, bathrooms and toilet compartments may have a ceiling height of not less than 7', measured from the lowest projection
- ◆ Basements in dwelling units and every sleeping room below the 4th story shall have at least one openable window or door approved for emergency rescue and shall open directly into a public street, alley, yard or exit court, openable escape or rescue windows shall have a minimum of 5.7 square feet, openable height of 24 inches, openable width of 20 inches and not more than 44 inches from the floor