Clark County Department of Building & Fire Prevention

4701 West Russell Road, Las Vegas, NV 89118 ~ (702) 455-3000

Residential Homeowner Guideline for Final Inspections Building Permit Guide

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Part I. General Information

This checklist is intended for use as a GUIDE to assist and promote consistency in the application of all the codes and standard practices within Clark County. This list is for use of county inspectors and for the public in general.

This checklist is intended for wood frame structures. The information in this checklist is not, nor was it ever intended to be, all-inclusive. It does not include all code or individual plan requirements. It is intended to reflect local policies, procedures and practices within Clark County.

This checklist does not waive any specific code requirement not listed or allow for the decrease in the requirements of an engineered design. It also does not add requirements where the minimum of the code has been met. All approved plans, documents and revisions to plans must be maintained on site and available for review at all times the building is under construction. All plans and paperwork will be reviewed before performing any inspection.

The owner, permit holder or responsible person on the job site is responsible for establishing safe access to perform all inspections.

In the event that ladders are necessary to perform inspections, all ladders and equipment shall meet minimum OSHA standards. Inspectors are not responsible for setting up or moving ladders from one location to another, within or to other buildings or structures. Inspectors are not responsible for unscrewing/unbolting items to verify information that is part of an inspection.

Part II. Building Final - 2299

1. Verify all clearances approved and sub traded finals approved before inspection is made.
2. Verify site drainage per plan and in place.
3. Finish site grading done. **6 inch** clearance from earth to wood items **2 inch** clearance to concrete.
4. Special landscape requirements in place (site plan)
5. Address is proper size **(3 inches <25 feet, 6 inches >25 feet)**, posted, illuminated.
6. Roofing complete and cleaned off.
7. Attic tile vents in place (right number).
8. Self-closing door **1 3/8 inch** thick or **20 minute** rating.
9. **26 gauge** duct penetrations with no openings into garage area.
10. Smoke and carbon monoxide detectors installed and tied together with battery back-up.
11. Smoke and carbon monoxide detectors are in all the required locations.
12. Stairway handrails size, (min **1 1/4** inch mas **2 5/8 inch**) with return to wall.
13. Stairway handrails mounting height **34-38 inches** to top of rail.
14. Guardrails pattern (**<4 inch** sphere).
15. Guardrail height min **36 inches.**
16. Door landings in place, size and slope.
17. Safety glazing locations verified (next to doors, stairs, and tubs).

18. Energy certification posted on wall next to water heater.

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Part III. Final Electrical -3399

Panel Boards

1. Panel cover opens and closes with a full 90 degree door swing.
2. Two spare full size breaker spaces (Southern Nevada Amendment).
3. Check label and only use breakers approved by the manufacturer for that panel board. Check multi-wire branch circuits and 240 volt loads to verify correct phase configuration. Some panel manufacturers only allow mini-breakers in certain locations.
4. No paint or overspray on panel buss bars and connections.
5. Working clearance in front of all panels (min **30 inches wide 36** inches deep).
6. Splices are allowed in panels.
7. All breakers in the panel are to be legibly marked and labeled to clearly indicate the area and loads served.
8. Oxide inhibitor on all aluminum conductors.
9. All circuits phased correctly. Use caution on phases of branch circuits connected to multi-wire branch circuits.
10. All breakers are clearly labeled to indicate the loads served.
11. Any multi-wire branch circuit that terminates on a single yoke of a device is to be **terminated on a 2-pole breaker.**
12. Check all breakers for correct wire size and corresponding breaker size.
13. All 120 volt branch circuits are protected with arc-fault breaker, except kitchen, bath and garage.

Receptacles

1. In the garage, all receptacles shall be GFCI protected, except circulation pump, sprinkler clock or similar dedicated equipment occupying fixed spaces and for receptacles over **6 feet, 6 inches** above the floor.
2. A 20 amp receptacle is required on any individual branch circuit with a single outlet.
3. All outside receptacles are to be GFCI protected, including overhead, and any receptacle outlet on the roof or within **25 feet** of A/C equipment.
4. All 15 and 20 amp receptacles in wet locations require bubble type covers.
5. All receptacles serving kitchen counter tops and any bathroom receptacles shall be GFCI protected.
6. In the unfinished basements, all receptacles shall be GFCI protected, except receptacles supplying a fire alarm system.
7. All 15A & 20A 125V receptacles required by 210.52 are required to be listed tamper-resistant.

Light Fixtures

1. Required lighting fixtures are installed in all locations that require fixtures. Bedrooms, living rooms, and dens may have switched receptacles in lieu of light fixtures. Rooms with ceiling fans may have those outlets blanked off, provided there are switched receptacle outlets in the room.
2. Closet light clearances of **6 inches** for recessed and fluorescent, **12 inches** for surface incandescent with no open or exposed lamps (except where listed for closet use).

3. Fluorescent and bar lights mounted over outlet boxes are required to have access to box (large KO). Chain hung fixtures have a #18 grounding conductor to the fixture and there is no tension on the conductors.
4. All lighting fixtures in wet locations are sealed or installed with a gasket at the walls, with a drip hole provided at the bottom of the seal.
5. Fixtures above the **tub/shower** space are required to be suitable for a **damp location**, or wet location if subject to spray.
6. All lighting luminaries are to be listed.

Arc-Fault Protection

1. All 120 volt outlets are to be protected by Arc-Fault Circuit Interrupters, except in the kitchen, bath and garage. Any receptacle within **6 feet** of a wet-bar sink is also required to be GFCI protected in addition to the requirement for AFCI protection.
2. Cord and plug connected room A/C units in any room require arc-fault or LCDI installed in the factory cord.

Appliances

1. The appliance is listed and installed to the terms of its listing.
2. Manufacturers' installation instructions are on site and the appliance is installed in compliance with those instructions.
3. Disconnecting means shall be in line of sight of the appliance and within **50 feet.**
4. All disconnecting means are to be accessible.
5. If cord connections are permitted, check cord length to verify that length limitations are not exceeded.
6. Only appliances listed to be cord and plug connected may be cord and plug-connected. All others must be hard-wired and be provided with an approved disconnecting means.
7. Circuit breakers that are not within line of sight and maximum of **50 feet** of an appliance and used as a disconnect under the lockout section, have to be capable of being locked individually.

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Part IV. Final Plumbing - 4499

1. Verify working clearances for cleanouts
2. Verify all backflow prevention devices are installed and certified by a certified backflow protection specialist
3. If property has irrigation, verify that pressure vacuum breaker is installed a minimum of **12 inches** above all downstream piping
4. **1 inch** air break at water softener backwash line terminating in washer box
5. Main water shut-off shall be accessible and not in contact with soil
6. Dishwasher air gap fitting shall be a minimum of **1 inch** above flood level rim of the sink
7. Verify water conservation aerators are in place
8. Locate all cleanouts and verify accessibility
9. No double traps on any fixtures
10. Water heater set level
11. Backwater valve when required is installed and accessible (max 24 inches below grade)
12. Verify minimum efficiency rating of water heater from the energy calculations
13. T & P terminated minimum **6 inches,** maximum **24 inches** above grade and pointing downward
14. Water conditioner system min **1 inch** air gap at termination point (laundry box)

15. Single wall vent connectors to be a minimum of 6 inches from combustibles
16. Combustion air requirements met in garage and attic
17. Gas valves installed and properly capped or plugged
18. Final gas test air pressure at minimum 10 psi for 15 minutes (low pressure) Gauge to be max 2 times test pressure and 1/10 pound increments
19. 60 psi for 30 minutes (medium pressure) Gauge to be max 2 times test pressure and 1 pound increments
20. If gas test passes, issue gas tag
21. Hot water heater seismic zone strapping shall be a minimum of two straps; one in the upper one-third and one in the bottom one-third and/or 4 inches above the controls
22. Gas flex connectors maximum length 3 feet, except range max 6 feet
23. Gas flex connector to be rated for the BTU demand

Vent Connectors

1. Single wall metal pipe cannot be in a concealed location
2. Minimum 6 inches separation from combustibles for single wall
3. Connectors shall rise a minimum of ¼ inch per foot
4. A minimum of three sheet metal screws shall attach the single wall to the draft diverter and single wall to the B-Vent
5. Roof termination shrouds must be listed for system used

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Part V. Final Mechanical - 5599

1. Verify equipment placement, installation and identification.
2. Verify SEER rating of equipment per the energy calculations.
3. Equipment in garages, with ignition sources, to be minimum **18 inches** above the floor.
4. Duct penetration through garage membrane shall be a minimum of **26 gauge** thickness with no openings into the garage area.
5. Equipment installed at grade level shall be supported on a level non-combustible platform a minimum of **3 inches** above final grade.
6. Verify disconnect and over current protection within sight of each piece of equipment.
7. Verify all registers and filters are installed.
8. Verify that the thermostat is installed.
9. Decorative appliances shall be installed per their listing with logs, glass doors, and ember strip.
10. Decorative appliance dampers shall be permanently blocked open.
11. Verify decorative appliance vent connectors for clearances and terminations with approved caps.
12. Verify exhaust terminations for screens as required for environmental air ducts.
13. Verify operation of dryer back draft damper installed.
14. Verify combustion air duct requirements and location.
15. Verify protection of equipment in garages by bumper guards, bollards and raised platform or outside the travel path of traffic.
16. Gas line flex connectors not through metal housing of appliance and maximum **3 feet** long.
17. Gas flex to be sized to meet BTU demand of appliance.

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Department Of Building & Fire Prevention Locations & Services

MAIN OFFICE 4701 W. Russell Road Las Vegas, NV 89118 (702)455-3000	On-Site Plan Submittals All "Walk-Through" Plan Review / Permitting Functions Residential Tract Submittal / Permitting All Sub-Trade (Electrical, Plumbing & Mechanical) Permitting Building Inspection Scheduling Functions Fire Prevention Inspection Services Records	Temporary Certificate of Occupancy Submittals Building Inspections Building Inspector Inquiries Amusement / Transportation Systems Operation Certificates Approved Fabricators Quality Assurance Agency Listing
LAUGHLIN OFFICE Regional Government Center 101 Civic Way Laughlin, NV 89029 (702)298-2436	Building Inspection Services Fire Prevention Inspection Services	
OVERTON OFFICE 320 North Moapa Valley Blvd. Overton, NV 89040 (702)397-8089	Building Inspection Services Fire Prevention Inspection Services	

Automated Phone System (702) 455-3000

Option 1: For all Inspection services or to report a building code violation.
Option 2: For information regarding on-site permits or new plan submittals.
Option 3: For the Building Plans Examination division or QAA information.
Option 4: For the Zoning Plans Examination division.
Option 5: For information or copies regarding land development, construction documents, plans or permits.
Option 6: To speak with Management staff.
Option #: For hours of operation, Office location and website information.

Other Clark County Departments/Divisions/Districts

Air Quality & Environmental Management	500 S. Grand Central Parkway, Las Vegas NV	(702) 455-5942
Public Works, Development Review Services	500 S. Grand Central Parkway, Las Vegas NV	(702) 455-6000
Comprehensive Planning	500 S. Grand Central Parkway, Las Vegas NV	(702) 455-4314
Fire Department	575 E. Flamingo Road, Las Vegas NV	(702) 455-7316
Las Vegas Valley Water District	1001 S. Valley View Boulevard, Las Vegas NV	(702) 870-2011
Southern Nevada Health District	625 Shadow Lane, Las Vegas NV	(702) 759-1000
Water Reclamation District	5857 E. Flamingo Road, Las Vegas NV	(702) 668-8888

State of Nevada

Division of Water Resources	400 Shadow Lane, Suite 201, Las Vegas NV	(702) 486-2770
Nevada State Contractors Board	2310 Corporate Circle, Suite 200, Henderson NV	(702) 486-1100

Utilities

Nevada Power	6226 W. Sahara Avenue, Las Vegas NV	(702) 402-5555
Southwest Gas	5241 Spring Mountain Road, Las Vegas NV	(877) 860-6020

www.clarkcountynv.gov/building