FINAL INSPECTION
BLDG FINAL FOR SFD’S
2017 CITY OF LOS ANGELES RESIDENTIAL CODE
Based on the 2016 CRC and 2015 IRC
Final Inspection Process
ICC Southern California
2015 IRC/2016 CRC
2017 LARC

2017 CITY OF LOS ANGELES RESIDENTIAL CODE
Based on the 2016 CRC and 2015 IRC
Final Inspection

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Rooms
- Glazing
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Interior
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- The Approved Plans are the Map

- Begins with Early Inspections

- Ends with a Smooth Final Inspection Process
- Begins with Early Inspections

- The Map Is Not The Terrain

- Comprehensive Project Oversight

- Look Forward to Identify the Significant Potential Setbacks
- Significant Potential Setbacks

- Always Moving Forward; Never Backwards

- Is Demolition Involved in Providing for a Correction?

- Was the Customer Forewarned Regarding the Requirement?
R308.4.7 Glazing adjacent to the bottom stair landing.

Glazing adjacent to the landing at the bottom of a stairway where the glazing is less than 36 inches (914 mm) above the landing and within a 60-inch (1524 mm) horizontal arc less than 180 degrees from the bottom tread nosing shall be considered to be a hazardous location.

FIGURE R308.4.7
PROHIBITED GLAZING LOCATIONS AT BOTTOM STAIR LANDINGS
At Subfloor Frame Inspection, A Review of the Approved Plans Revealed:
Indicate on the Approved Plans that Safety Glazing is Required at the Landing:

![Diagram showing a staircase with safety glazing at the landing, marked with "Provide a detail for handrail".](image)
- Significant Potential Setbacks

- Always Moving Forward; Never Backwards

- Is Demolition Involved in Providing for a Correction?

- Was the Customer Forewarned Regarding the Requirement?
The Final Inspection

- Are They Ready for Final Inspection?
Are They Ready for Final Inspection?

SECTION R110
CERTIFICATE OF OCCUPANCY

R110.1 Use and occupancy. A building or structure shall not be used or occupied, and a change in the existing use or occupancy classification of a building or structure or portion thereof shall not be made, until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Certificates presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid.
So, They are Ready for the Final Inspection...
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R408.1 Ventilation. The under-floor space located below the bottom of the floor joists and the earth shall be ventilated. Openings through foundation walls or foundations shall not be less than 1 square foot (0.0929 m²) for each 100 square feet (9.29 m²) of under-floor space area, unless the area is covered by a Class 1 vapor retarder material. If a vapor retarder material is used, the minimum area of ventilation openings shall be not less than 1 square foot (0.0929 m²) for each 100 square feet (9.29 m²) of under-floor space area.

R408.4 Access. Access shall be provided to under-floor spaces. Access openings through a perimeter wall shall be not less than 18 inches by 24 inches (457 mm by 610 mm). Where an access through-wall opening is below grade, an access opening of not less than 16 inches by 24 inches (407 mm by 610 mm) shall be provided. The bottom of the access opening from the floor of the story above the bottom of the access opening shall not be located under a door to the residence.

R302.13 Fire protection of floors. Floor joists shall be protected with a 1/2-inch (12.7 mm) rigid board or a 1/2-inch (16 mm) wood membrane, or equivalent on the underside of the floor member. Penetrations or openings for electrical, lighting, devices, luminaires, drainage, piping and similar openings or penetrations shall be protected.
R703.7.2.1 Weep screeds. A minimum 0.019-inch (0.48 mm) (No. 26 galvanized sheet gage), corrosion-resistant weep screed or plastic weep screed, with a minimum vertical attachment flange of 3 1/2 inches (89 mm) shall be provided at or below the foundation plate line on exterior stud walls in accordance with ASTM C901. The weep screed shall be placed not less than 4 inches (102 mm) above the earth or 2 inches (51 mm) above paved areas and shall be of a type that will allow trapped water to drain to the exterior of the building. The weather-resistant barrier shall lap the attachment flange. The exterior lath shall cover and terminate 1/2 inch below the attachment flange of the weep screed.

R703.1 General. Exterior walls shall provide the building with a weather-resistant exterior wall envelope. The exterior wall envelope shall include flashing as described in Section R703.4.

R703.1.1 Water resistance. The exterior wall envelope shall be designed and constructed in a manner that prevents the accumulation of water within the wall assembly by providing a water-resistant barrier behind the exterior ventilating as required by Section R703.2 and a means of draining the exterior water that enters the assembly. Protection against condensation in the exterior wall assembly shall be provided in accordance with the California Energy Code.
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Interior
R310.1 Emergency escape and rescue opening required. Basements, habitable attics and every sleeping room shall have not less than one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, an emergency escape and rescue opening shall be required in each sleeping room. Emergency escape and rescue openings shall open directly into a public way, or to a street or other area open to the public.

R308.1 Identification. Except as indicated in Section R308.1.1 each pane of glazing installed in hazardous locations as defined in Section R308.4 shall be provided with a manufacturer’s designation specifying who applied the designation, designating the type of glass and the safety glazing standard with which it complies, which is visible in the final installation. The designation shall be acid etched, sandblasted, ceramic...
R311.2 Egress door. Not less than one egress door shall be provided for each dwelling unit. The egress door shall be side-hinged, and shall provide a clear width of not less than 32 inches when measured between the face of the door and the stop, with the door open 90 degrees. The clear height of the door opening shall be not less than 78 inches in height measured from the top of the threshold to the bottom of the stop. Other doors shall not be required to comply with these minimum dimensions. Egress doors shall be readily openable from inside the dwelling without the use of a key or special knowledge or effort.

R311.3 Floors and landings at exterior doors. There shall be a landing or floor on each side of each exterior door. The width of each landing shall be not less than the door service clear width. Every landing shall have a dimension of not less than 36 inches (914 mm) measured in the direction of travel. The slope at exterior landings shall not exceed 1/2 unit vertical in 12 units horizontal (2 percent).

R311.7.8 Handrails. Handrails shall be provided on not less than one side of each continuous run of treads or flights with four or more risers.

R311.7.8.1 Height. Handrail height, measured vertically from the sloped plane adjoining the tread nosing, a finish surface of ramp slope, shall be not less than 30 inches (762 mm) and not more than 38 inches (965 mm).
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Clearance
Protection
Penetrations

R408.1
R408.4
R301.13

Egress
Stairs/Landings
Handrails

R311.2

R310
R306
CT3R2R

EERO
Safety
Energy

R311.3
R311.7.8
R506
R807
CMU

Vents
Access
Equip.

R703.1
R703.1
R703.1

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R806.1 Ventilation required. Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilation openings shall have a minimum of 1 inch (25 mm) minimum and 1 inch (25 mm) maximum. Ventilation openings having a less than 1 inch (25 mm) minimum or 1 inch (25 mm) maximum shall be deemed non-ventilated spaces.

R807.1 Attic access. Buildings with combustible ceiling construction shall have an attic access opening to attic spaces that have a vertical height of 30 inches (762 mm) or greater over an area of not less than 30 square feet (2.8 m²). The vertical height shall be measured from the top of the ceiling framing members to the underside of the roof framing members.

The rough-framed opening shall be not less than 22 inches by 30 inches (559 mm by 762 mm) and shall be located in a wall, in a hallway or in an interior hallway or other readily accessible location. Where located in an attic, the opening shall be not less than 22 inches wide and 30 inches high (559 mm wide by 762 mm high). Where the attic access is located in a ceiling, the minimum unobstructed headroom in the attic space shall be 30 inches (762 mm) at some point above the access measured vertically from the bottom of the ceiling framing members. See the California Mechanical Code for specific detailing requirements.

304.4 Appliances in Attics and Under-Floor Spaces. Appliances in attics or under-floor spaces in an attic shall be accessible through an opening and passageway not less than the largest component of the appliance, and not less than 22 inches by 30 inches (559 mm by 762 mm).
R312.1 Guards

Sections R312.1

R312.1.1 When open-sided with landings, that measured vertical point within of the open sides as a guard.
20. Projections into Yards.

(a) A canopy above an entrance and extending over a driveway which leads to a detached garage or a parking space commonly referred to as a porte-cochere, may project into a required side yard, but not closer than 10 ft to any lot line, nor in length, and is entirely open on at least three sides except for the necessary supporting columns and any architectural features.

(b) Cornices, belt courses, sills, or other similar architectural features (not including hay windows or vertical projections adjoining the street lot line of a corner lot, not more than two inches high for each one foot of width of such yard, and may project lot line of a corner lot, passengerway, or other open space not more than 30 inches, except as provided in Section 12.08.5 C.1. If a corner lot is not reduced to less than three feet, it may project into a required side yard, other than the side yard adjoining one foot of width of such side yard, provided the width of each side yard is reduced to two and one-half feet. If adjoining the floor line of a corner lot, passengerway, or other open space not more than 30 inches, provided the width of said yard, less than two and one-half feet, designated as provided in Section 12.08.5 C.1. (c), not more than two feet, provided the width of any required yard is not less than 10 ft.

(c) Fire escapes may extend or project into any front, side or rear yard not more than four (4) feet.

(d) (Amended by Ord. No. 138,685, Eff. 7/10/69.) Except as in R2 Zona, where a required passageway may not be roofed over, an area may be extended or project into a required area yard, not more than four feet, and such building may extend or project into a required front yard, side yard, or rear yard, passengerway, or other open space, not more 8 feet or landing, the 8 feet at the natural ground level adjacent thereto. (Amended by Ord. No. 138,685, Eff. 7/10/69.)

(e) Open, unenclosed porches, platforms, and landing places (including access stairways thereto) not covered by a roof or building, may extend or project into the required front yard, side yard, or rear yard, passengerway, or other space, not more than six feet above the natural ground level adjacent thereto.

(f) Fences and Walls in the A and R Zones. (Amended by Ord. No. 134,725, Eff. 7/10/69.)

(1) Fences and Walls. For the purposes of Article 2 through 6 of this chapter, the term “fence” and “wall” shall include growth of shrubs or trees. Fence and wall height shall be measured from the natural ground level adjacent thereto.
R319.1 Address identification. Buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) in height with a stroke width of not less than 0.5 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency

R801.3 Roof drainage. In areas where expansive or collapsible soils are known to exist, all dwellings shall have a controlled method of water disposal from roofs that will collect and discharge roof drainage to the ground surface not less than 5 feet (1524 mm) from foundation walls or to an

R322.1 General. Buildings and structures constructed in whole or in part in flood hazard areas, including A or V Zones and Coastal A Zones, as established in Table R301.2(1), and substantial improvement and restoration of substantial damage of buildings and structures in flood haz-

(b) Flexible Units. Whenever a layout within any dwelling unit or guest room is designed with multiple hallway entrances, multiple toilet and bath facilities or bar sink installations, so that it can be easily divided into or used for separate apartments or guest rooms, the lot area requirements and the automobile parking requirements shall be based upon the highest possible number of dwelling units or guest rooms obtainable from any such arrangement.
SECTION R303
LIGHT, VENTILATION AND HEATING

R303.1 Habitable rooms. Habitable rooms shall have an aggregate glazing area of not less than 8 percent of the area of such rooms. Natural ventilation shall be through windows, skylights, doors, louvers or other approved means. Such openings shall be provided with access or shall otherwise be readily controllable by the living occupants. The openable area to the outdoors shall be not less than 4 percent of the floor area being ventilated.

SECTION R304
MINIMUM ROOM AREAS

R304.1 Minimum area. Habitable rooms shall have an area of not less than 70 square feet (6.5 m²).

Exceptions: Kitchens.

R304.2 Minimum dimensions. Habitable rooms shall have the minimum dimensions shown, but no area less than 7 feet (2134 mm) in any horizontal dimension.
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- Guards
- Smoke/CO
- General

Finishes
- Lt/Vt/Ht
- Size/Ht
- Bathroom
- Kitchen
- Sewer

Clearance
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- handrails
- Vents
- Access
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Address
- Drainage
- Flood
- Parking
- Local Ord.
SECTION R307
TOILET, BATH AND SHOWER SPACES

R307.1 Space required. Fixtures shall be spaced in accordance with the California Plumbing Code.

R307.2 Bathtub and shower spaces. Bathtub and shower floors and walls above bathtubs with installed shower heads and in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet (1829 mm) above the floor.

SECTION R306
SANITATION

R306.1 Toilet facilities. Every dwelling unit shall be provided with a water closet, lavatory, and a bathub or shower.

R306.2 Kitchen. Each dwelling unit shall be provided with a kitchen area and every kitchen area shall be provided with a sink.

R306.3 Sewage disposal. Plumbing fixtures shall be connected to a sanitary sewer or to an approved private disposal system.

R306.4 Water supply to fixtures. Plumbing fixtures shall be connected to an approved water supply. Kitchen sinks, lavatories, bathtubs, showers, bidets, laundry tubs, and washing machine outlets shall be provided with hot and cold water.
R310.1 Emergency escape and rescue opening required. Basements, habitable attics and every sleeping room shall have not less than one operable emergency escape and rescue opening. Where basements contain one or more habitable rooms, an emergency escape and rescue opening shall be required in each sleeping room. Emergency escape and rescue openings shall open directly into a public way or other protected area outside the building or structure.

R308.1 Identification. Except as indicated in Section R308.1.1 each pane of glazing installed in hazardous locations as defined in Section R308.4 shall be provided with a manufacturer’s designation specifying who applied the designation, the type, size and location of glazing, and its safety glazing classification, or other classification, with which it complies, which is visible in the final installation. The designation shall be acid etched, sandblasted, or otherwise permanently identifiable.
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Address
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- Protection
- Penetrations
- EERO
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- Stairs/Landings
- Handrails
- Vents
- Access
- Equip.
- CM1
- Parking
- Drainage
- Flood
- Local Ord.

Lt/Vt/Ht
- Size/Ht
- Finishes
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- Kitchen
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- Stairs
- Landings
- Handrails
- General
- EERO
- Safety
- Energy
- Vertical
- Horizontal
- Stairs
- Landings
- Handrails
R311.4 Vertical access. Escape from habitable by build-
ing habitable by building through habitable by build-
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R311.7.6 Stairs
Landings
Handrails

R311.7.6. Landings
For landings, the clear width permitted shall be not less than the required clear width.

R311.7.8 Handrails
Handrails shall be installed on both sides of the stairway.
**R311.2** Egress door. Not less than one egress door shall be provided for each dwelling unit. The egress door shall be side-hinged, and shall provide a clear width of not less than 32 inches when measured between the face of the door and the stop, with the door open 90 degrees. The clear height of the door opening shall be not less than 78 inches in height measured from the top of the threshold to the bottom of the stop. Other doors shall not be required to comply with these minimum dimensions. Egress doors shall be readily openable from inside the dwelling without the use of a key or special knowledge or effort.

**R311.6** Hallways. The width of a hallway shall be not less than 3 feet (914 mm).
R312.1 Guards. Guards shall be installed in accordance with Sections R312.1.1 through R312.1.3.

R312.1.1 Where required, guards shall be installed at stair landings, that are located 36 inches or less measured vertically above the stair nosing or the point within 36 inches of the open side. Inset panels shall not be considered a guard.
R314.3 Location. Smoke alarms must be installed in the following locations:
1. In each sleeping room.
2. Outside each separate sleeping area, if any, in near proximity of the bedrooms.

R314.4 Interconnection. Where more than one smoke alarm is required to be installed within an individual dwelling or sleeping unit, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

R314.5 Hardwire. It is required to hardwire smoke alarms to the existing electrical wiring in the building. This wiring must be connected to the building's main electrical panel.

R314.6 Battery. Smoke alarms shall receive their primary power from the building's existing electrical wiring. However, it is required to install a backup battery in each smoke alarm to ensure reliability. Smoke alarms with integral strobes that are not equipped with battery backup shall be connected to an emergency electrical system. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be "hardwired" to the building's main electrical panel.

SECTION R314
SMOKE ALARMS

R314.1 General. Smoke alarms shall comply with NFPA 72 and Section R314.
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Interior
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- CO Alarm
- General
- Location
- Interconnection
- Hardwire
- Battery

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R315.3 Location. Carbon monoxide alarms in dwelling units shall be installed and maintained in accordance with manufacturer's published instructions in the following locations:

1. Outside of each separate sleeping area in the immediate vicinity of the bedrooms.
2. On every occupiable level of a dwelling unit, including basements.
3. Where a fuel-burning appliance is located within a dwelling unit.

R315.5 Power source. Carbon monoxide alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and, where primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection.

Exception: Interconnection is not required in existing buildings built prior to January 1, 2011, under any of the following conditions:

1. Physical interconnection is not required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.
R302.5 Dwelling-garage opening and penetration. Openings and penetrations through the separating the dwelling from the garage shall comply with Sections R302.5.1 through R302.5.6.

R302.5.1 Opening protection. Openings and penetrations through the separating the dwelling from the garage shall be protected. Other openings between the dwelling and the garage shall be equipped with solid wood or metal doors, not less than 1 3/8 inches (35 mm) in thickness, solid core steel doors not less than 1 3/4 inches (45 mm) in thickness, 20-minute fire-rated doors, equipped with a self-closing and self-latching device.

R109.1.6 Final inspection. Final inspection shall be made after the permitted work is complete and prior to occupancy.
ANY OTHER QUESTIONS?