

# MUNICIPALITY OF ANCHORAGE

Development Services Department



Building Safety

## Handout R.04 Residential Final Structural Inspection Checklist

The following checklist identifies the major elements of the residential structural final inspection performed by the Building Safety Structural Inspectors. This list will help to reduce confusion, and re-inspections. This checklist is not all-inclusive, nor will every item be looked at. This handout provides a basic checklist that will be useful to the General Contractor on residential projects in preparing houses for final inspection. It is ultimately the responsibility of the builder to complete the house so that it meets all code requirements.

### 1. **General**

- ☐ Permit card must be posted and visible from the street.

### 2. **Building Exterior**

- a. ☐ House numbers serving the dwelling must be in place and of contrasting colors. Numbers must be clearly visible from the street.
- b. ☐ Complete exterior caulking, particularly critical areas requiring weather protection.
- c. ☐ Complete exterior siding. No exposed plywood, OSB, or Tyvek.

### 3. **Grading**

- a. ☐ Final grade to slope a min. of 6" in 10 ft. from house. (3" in 5 ft. for 5 ft. side yards). Siding shall maintain 6' clear from final grade/landscape, 2".
- b. ☐ Grading around house must drain to approved outfalls.
- c. ☐ Provide drainage swales or lows at property lines or where needed to direct flows.
- d. ☐ Slope retention shall be provided on fill slopes exceeding 2H:1V or retaining walls shall be provided. Provide terracing as required. Retaining walls over 4 ft high need engineered design submitted and then approval by Building Safety.
- e. ☐ Surface drainage shall not have a net increase across property lines.

### 4. **Driveway**

- a. ☐ Driveway paving not to contact siding.
- b. ☐ Impervious surf, within 10 feet of building, shall be sloped not less than 2% away from building.

### 5. **Exterior Decks and Landings**

- a. ☐ Complete permanent decks.
- b. ☐ Complete guardrails (also called guards) for decks to code (36" high min).
- c. ☐ Clear spacing between pickets less than 4".
- d. ☐ Complete permanent exterior landings (temporary acceptable for winter conditions).
- e. ☐ Provide handrails for exterior landing stairs and steps. (Four or more risers require handrail.) If handrail used, ends of handrail must have returns. (MOA Handout R.06)
- f. ☐ Exterior stairs and steps must meet correct rise and run, must be level, must be properly seated and stable. (Maximum 7¾" rise with a minimum 10" run for standard stairs.) (MOA Handout R.07)
- g. ☐ All exterior decks properly flashed and caulked. (MOA Policy R.07)

### 6. **Exterior Landscaped Steps and Walls**

- a. ☐ Retaining walls higher than 4 ft. will require approved design and review by Building Safety. AMC 23.105.109

**7. Interior**

**1) Garage**

- a. ☐ Complete fire separation between garage and house. (MOA Handout RD.14)
- b. ☐ Fire collars required at plastic and vacuum pipes greater size than 2' diameter.
- c. ☐ Garage wall and ceiling common to living and attic space, gypsum wall board (GWB) to be 5/8" type X, and to be taped.
- d. ☐ Fire caulk all penetrations through common wall of garage to residence and the underside of ceiling into residence.
- e. ☐ Provide 20-minute self-closing door with smoke gaskets at garage/residence wall.
- f. ☐ Where access door to crawl space is in garage, vertical access must be rated and self-closing
- g. ☐ GWB wrap and taping of steel and glulam beams.
- h. ☐ Check proper construction of platform for furnace/hotwater heater. GWB behind or sealed underneath, 18" minimum height, special vehicle impact protection, as required.
- i. ☐ Complete interior stairs/steps to residence from garage, proper rise/run and handrail/guards to meet code.
- j. ☐ Duplex/townhouse – dwelling unit separation per IRC 302.

**2) Interior of House**

- a. ☐ Complete interior stairs rise/run to code. Check head height clearance, minimum 6' 8".
- b. ☐ Provide under stair GWB protection if useable space.
- c. ☐ Complete interior handrails to code (including picket spacing) and return to wall. MOA Handout R.06
- d. ☐ Complete interior guardrails (guards) to code (including picket spacing). MOA Handout R.06
- e. ☐ Provide hardwired, code compliant smoke/carbon monoxide detectors.
- f. ☐ Provide hardwired, compliant smoke/carbon monoxide detectors in habitable spaces for remodels.
- g. ☐ Provide attic access.
- h. ☐ Provide crawl space access.
- i. ☐ Provide stable crawl space access.
- j. ☐ Remove debris from crawl space.
- k. ☐ Verify vapor barrier is in place in crawl space, min. 6 mil. required and sealed to foundation wall and footings.
- l. ☐ Verify proper closure of crawl space door.
- m. ☐ Maintain dry crawl space or provide permanent solution to water problems. Venting per IRC 408.
- n. ☐ All bedroom windows verified for proper egress heights – 44" minimum; 48" basements and size. (MOA Policy A.01).
- o. Unfinished basements per MOA Policy R.01



Robert Doehl, Building Official

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