



BUILDING INSPECTION DIVISION

20 E Olive St., Ste 208 • PO Box 1230
Bozeman MT 59771-1230
Phone: 406.582.2375 • Fax: 406.582.2256

Final Inspection Checklist

Prior to moving into a house a final inspection and Certificate of Occupancy is to be obtained.
Inspections are to be requested before 4:30 pm the previous work day.

Building & Miscellaneous

- Site drainage away from the house shall fall a minimum of 6 inches within the first 10 feet
- Wood siding to be a minimum of 6" above adjacent grade
- Building exterior finish to be completed
- A 3'X3' landing is required on each side of an egress door (some exceptions apply)
- Garage to be separated from living space with minimum ½" gypsum wallboard on garage side
- Door between house and garage to be a 20 minute rated door, a solid core 1-3/8" door or a steel clad insulated door
- Enclosed accessible space under stairs is to be protected with ½" gypsum wallboard
- Egress doors must be able to open from inside without the use of a key
- Handrail height is to be 34" minimum and 38" maximum measured vertically from nosing of treads; handrails are required on stairs of 4 risers or more
- Guardrails are to be installed on open sides of stairways, porches, balconies or raised floor surfaces more than 30" above the floor or grade below; finished height of guardrail is a minimum of 36"; open sides of stairways guardrail height may be reduced to a minimum dimension of 34" above the nosing of the stairs and a maximum of 38"
- Foam plastic is to be separated from the building interior or crawl space by a thermal barrier of ½" gypsum wallboard unless tested and listed otherwise (except rim joists)
- Install energy efficiency features & place completed energy sticker in electrical panel board
- Final roofing material installed
- Post permanent house numbers in location visible from the street
- Underfloor areas to be cleared of all vegetation and construction debris

Electrical

- Complete entire electrical system and install required fixtures
- Smoke detectors installed and functioning
- Interior wall surfaces to be installed to protect electrical conductors
- Lighting fixture installed outside each exterior door
- GFCI protected electrical outlets to be installed in kitchens, bathrooms, exterior (front & back), garage etc.
- Electrical panel board covers on and circuit breakers identified for use

Plumbing & Mechanical

- Heating system installed capable of maintaining 68 degrees 3 feet above the floor
- Dwelling provided with a water closet, a lavatory and a bathtub or shower with a closeable door to the space
- Dwelling provided with a kitchen area and sink
- Dwelling provided with potable water to the building and DWV system tied to approved wastewater discharge system
- Install pressure regulator at outfall of water meter (if street pressure >80 PSI) and thermal expansion tank on hot water system
- Provide an air gap on the dishwasher drain line
- Condensate lines for air conditioning and humidifier systems are to drain into the DWV system through an air gap



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Rough Framing Checklist

No insulation is to be installed prior to rough framing inspection.
Inspections are to be requested before 4:30 pm the previous work day.

Building & Miscellaneous

- Approved plans and truss drawings at site for inspection
- Proper nailing on framing members
- Shear nailing and hold downs installed at braced wall panels
- Sole plate attachment (crawl space pony walls also)
- Fire and draft stop installation (floors & ceilings, concealed spaces & shafts)
- Full bearing support for beams and girders
- Check for over-notching/boring of framing members and engineered framing members
- Headroom clearance requirement at stairways (minimum 6'8")
- Proper stair tread rise and run (residential maximum rise 8 ¼", minimum run 9")
- Attic and crawl space access (22"X30"), permanent ladder in crawl space access
- Under-floor and attic ventilation required (max. under-floor 1/150 sq. ft., attic 1/150 cu. ft.)
- Roof framed and weatherproofed
- Install required truss bracing and strong-backs per truss drawings
- Fireplaces installed and fire-stopped properly
- Windows installed (egress windows in sleeping rooms)
- Positive connection at post and beam junctions (not toe-nails)
- Seismic connection of trusses and girder trusses at bearing points
- Exterior of building weatherproofed
- Exterior doors installed
- Nail plates on electrical, plumbing and CSST pipes where required
- Temporary address posted at site

Plumbing & Mechanical

- Appliance vents installed properly
- Combustion air for appliances provided
- Gas lines installed and under test (10# - 15 minutes)
- Plumbing waste and vent lines & cleanouts installed and under 5# air or 10' head of water test
- Install clothes dryer vent - smooth metal, no screws, maximum length 25' with 2.5' deduction for each 45° angle and 5' deduction for each 90° angle
- Install heating/cooling and ventilation systems (exhaust fans vented to the exterior)
- Provide clear access to gas fired appliances in attics, crawlspaces and mechanical rooms 20' maximum distance from opening to appliance
- Backwater valve installed in basement if required (drain is below level of street manhole)
- Oversize wet-vented DWV lines one size

Electrical

- Completion of rough electrical wiring and panel board installation
- Grounds and neutrals made up in boxes and panel boards
- Electrical system grounding and bonding completed (water, gas, concrete encased electrode, & Ufer ground)
- Smoke detectors hard-wired in proper locations & interconnected
- Minimum two 20 amp kitchen and one 20 amp laundry circuit provided
- Clothes closet light fixtures proper clearance from edge of shelves (12" incandescent, 6" florescent/recessed)
- Separate circuit for bathrooms if lights and outlets interconnected
- Electrical boxes not overfilled
- Spacing of electrical outlets on walls and kitchen countertops (12' rooms, 4' kitchens)
- Electrical outlet front and back of house (GFCI/weatherproof)
- Electrical outlet in hallways over 10' in length
- AFCI protection for bedroom electrical outlets