



City of Fernley
Building Division
595 Silver Lace Blvd.
Fernley NV. 89408
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Shawn Keating CBO
Building Official

Building Permits
Building Inspection
Building Plan Review
Disaster Assessment
Code Enforcement

Tel 775-784-9900

Building Department Handout

Residential Certificate of Occupancy

Scope: In general, all work under the approved permits needs to be completed prior to a final inspection. Section **R110.1** No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a certificate of occupancy therefore as provided herein. **R109.1.6 Final inspection.** The final inspection shall be made after all work required by the building permit is completed.

Specific Items

1. Address is displayed to the street on the structure (numbers 4" min)
2. All required inspections are completed.
3. All life safety requirements completed. (IE Fire Alarm/Detectors, Arc faults and GFCI)
4. Required inspections by other agencies approved on permit card signed.
5. All electrical fixtures are completed or made safe in non-constructed areas.
6. Smoke Detectors and Carbon Monoxide (CO Alarm) installed and operable.
7. All Bathrooms are completed with all plumbing fixtures installed.
8. Kitchen completed with all plumbing fixtures and gas appliances installed.
 - *Exceptions: Refrigerator, Countertops, Cabinets*
9. All required handrails, guardrails, and stairs completed to approved plans & Code.
10. All required exterior landings, decks, and stairways for egress are completed.
11. All exterior surface are completed.
12. Final grading and final drainage letter is completed.
13. Heating system capable of maintaining 68 degrees. Wood stoves or similar manual systems do not qualify.
14. Under floor and attic areas insulated and completed. Provide Insulation Certificate
15. Have a Final Blower door & duct certification ready for the inspector.
16. Exterior of Building complete and weather tight. All final exterior wall covering installed, Roof and all Glazing (Windows and sliding glass doors).
17. Fire door and completed fire separation between house and an attached garage.
18. Fireplaces, woodstoves, and other items shown on approved plan are complete.
19. Items traditional NOT required at final. Discuss with inspector
 - Floor coverings (Carpet, tile, or vinyl)
 - Interior Finishes (Paint, trim, interior passage doors)
 - Exterior paint unless required by wall covering listing.
 - Any work shown on plans that is separately permitted (fences, decks, rockery walls, etc.).