

*A department policy is based on an interpretation of a code provision
and is subject to change based on new information.*

MINIMUM REQUIREMENTS FOR OCCUPANCY

California Building Code Appendix Chapter 1 section 110.1 requires a final inspection. The final inspection shall be completed after finished grading and the building is complete and ready for occupancy.

El Dorado County amendments to section 110.1 include:

- All required utilities shall be installed and functional. Road encroachment installation shall be complete and meet all the requirements of the El Dorado County Code.
- It shall be unlawful for any person to occupy a building structure, trailer, coach, or manufactured housing unit until the final inspection has been approved and a Certificate of Occupancy issued.
- Prior to DSD approval, the building site and driveway(s) shall meet the “SRA Fire Safe Regulations” with final occupancy approval from the local fire district.

MINIMUM REQUIREMENTS FOR SINGLE FAMILY DWELLING

Building Services is often asked, “How soon can I move into my house?” Each dwelling is unique, but the following code requirements are provided to give guidance on the question.

Only the property owner can request a final inspection, prior to full completion. The owner shall provide a list of the items not to be completed at final, and these shall be omitted on the approved plans. Items required by the code **cannot be omitted**.

The following must be completed before occupancy:

1. **All** construction inspections have been completed and approved through drywall.
2. The owner shall provide a list of the items not to be completed at final, and these shall be omitted on the approved plans.
3. The structure complies with the energy regulations as noted on the approved plans.
4. All required exits must be completed, including landings and stairs, handrails and guardrails, where required. If the decks are not finished provide both (a) and (b) below:
 - a. A landing with code complying stairs at the door **or** block the door access with a code complying guardrail.
 - b. Delete the decks from the office set of approved plans **or** obtain a separate permit for the decks.
5. Provide a kitchen sink.
6. Install kitchen range and kitchen receptacles.
7. Provide one complete bathroom including water closet, lavatory and shower/bathtub. A finished bathroom adjacent to a kitchen must have a tight fitting door.

8. All plumbing fixtures must be installed or the drains permanently capped by an approved method.
9. All electrical wiring must be completed and protected. All switches and outlets, including required GFCI and Arc Fault devices, must be installed and protective covers in place. All required electrical light fixtures must be installed. All other fixtures must either be installed or their boxes covered with wire ends insulated, wire nuts ok. Electrical systems will be inspected for continuity, polarity, and proper grounding.
10. Water heaters must be installed and operational.
11. All required smoke detectors must be installed and operational.
12. Heating systems must be installed and operational.
13. Septic and well systems or public water and sewer connections must be complete, inspected, and approved by the appropriate authority.
14. Fire safe requirements complete with approval from the fire district.
15. Final grading and drainage away from structure completed.
16. Permanent erosion control measures are required to be in place or bonded. Erosion control bonds expire on October 1st and permanent measures must be in place by October 15th to avoid penalties.