



PINAL COUNTY
WIDE OPEN OPPORTUNITY

DATE: 17 June 2022

SUBJECT: Final Inspection Prior to Finishes for R-3 Occupancies

PURPOSE: The main purpose for this policy is to accommodate homeowners who plan to complete the finishes in their own home while they occupy it.

Work that normally does not require inspection for compliance with the codes, or work that is normally exempt from requiring a permit, need not be completed prior to final inspection. Primarily, this would include interior wall finishes such as painting, papering & paneling, and floor finishes such as carpet, tile and sheet goods.

MINIMUM FINISH REQUIREMENTS FOR FINAL INSPECTION:

- a. All bathroom must be equipped with properly installed fixtures, including a water closet, lavatory and either a bathtub or shower. The fixtures must be sealed at the point of attachment, and the tub or shower walls must have the required water resistant finish in place. The bathroom door must be hung in place.
- b. The kitchen sink must be installed and operational, even if supported by a temporary means.
- c. In order to qualify as a dwelling unit, there must be a means of cooking such as a gas stub out or receptacle.
- d. Drywall must be taped, but not necessarily textured or painted, including the garage and unfinished basements.
- e. All receptacles, switches and cover plates must be in place. For ceiling fans or light fixtures not yet installed (except where required by code), the wiring must be protected by wire nuts and a blank plate must cover the electrical box. All smoke alarms and carbon monoxide alarms (if applicable) in place and functioning.
- f. Unfinished basement requirements: stair illumination, basement lighting and one GFCI receptacle must be in place; one operable emergency escape and rescue opening.
- g. An approved means of providing hot water, and HVAC equipment installed and operational.
- h. The homeowner must sign the Homeowner's Letter (see copy attached) for Building Safety records that the homeowner understands the conditions required for assuming the responsibility of completing their own finish work. A contractor with an unfinished, unsold speculative house must submit a letter to Building Safety on company letterhead, stating the reason(s) that certain finishes are not complete at the time of final inspection. The contractor must further assure that the new owner will be informed of the unfinished items listed on the Homeowner's Letter.

COMMUNITY DEVELOPMENT
Building Safety Division

85 N Florence St., First Floor, PO Box 2973, Florence, AZ 85132 T 520-866-6442 FREE 888-431-1311 F 520-866-6517

www.pinalcountyaz.gov



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Homeowner's Letter

Date:

SEND TO:

Community Development
Building Safety Division
85 N. Florence Street
P O Box 2973
Florence, AZ 85132

OR EMAIL TO: Buildingsafety@pinal.gov

RE: Permit #

Building Official:

I have requested a final inspection on my residence with the intention of occupying same upon approval while I complete the interior finishes.

Finish items not completed at this time are:

I accept full responsibility for the completion of the work listed above, and fully understand that I am required by law:

HOMEOWNER: _____
(NAME & SIGNATURE)

PERMIT ADDRESS: