

# Town of New Gloucester Requirements for Occupancy Inspection

## **Chimneys**

2" clearance provided for inside chimney  
1" clearance provided for outside chimney  
4" clearance provided for firebox  
Fire stops at each floor (24 gauge metal)  
3' minimum penetration through roof  
2' higher than anything within 10'  
Refractory cement used on liner  
Clean out 2 blocks off floor

## **Egress**

All sleeping rooms must have 2 means of egress  
Openings of windows at grade levels 5.0 sq ft  
Openings of windows above grade level 5.7 sq ft  
Maximum window height from floor 44"  
Windows in stair wells and less than 18" off floor required to have safety glass

## **Electrical**

Panel grounded to cold water pipe  
All basement/garage outlets GFCI protected (one required in each)  
Single outlet for washer or sump pump  
Light switch in basement & top of stairs  
Outside disconnect if required (GFCI protected)  
Two circuits in kitchen GFCI protected if within 6' of water source  
Outlets in kitchen no more than 48" apart including island or peninsula  
Bathroom outlets GFCI protected  
Panel has all breakers labeled  
Bedrooms have ARCH fault breakers  
Switch controlled light in each room  
Outside light for each entrance  
Smoke detectors in each bedroom (and Carbon Monoxide detector in area adjacent to bedroom area) Smoke detector on each floor, all common wired with battery back up  
No more than 12' along wall to an outlet  
Walls 2' width floor to ceiling or more provided with outlet  
Halls more than 10' provided with outlet

## **Addressing**

You must post an address number on the dwelling 4 inch min, or if you have a long driveway, on a post or mailbox at the edge of the road

## **Plumbing**

All fixtures vented  
All fixtures within 10' of vent  
Cleanouts at all 90 degree turns  
Temp & pressure relief piped to floor  
Required air or water test on all piping  
Total # of fixtures agrees with permit  
Min 3" bathroom vent through roof at least 2'  
Adequate pitch on all waste lines  
Sumps vented individually  
Water Hammers on dishwasher, clothes washer and fridge with water

## **Guards & Rails**

Deck & landing rails at least 36" with max 4" opening spacing - graspable  
Guard rails 36" with max 4" opening spacing  
No open staircases allowed  
Residential stairs: max riser 7 3/4" min tread 10 1/2" uniform stairs 3/16" variance allowed  
Handrails between 34-38" - graspable

## **Heating**

Oil supply line protected  
Oil tank min 5' from furnace burner  
Shut off switch at top of basement stairs & at appliance  
Safety switch above appliance  
Flue pipes supported  
Proper clearances (18" from combustible surfaces) on flue pipes enclosed heating units must have venting of 1 square inch for every 2000 BTU

## **Dimensions**

Ceiling height: 7.5' (habitable areas),  
7' (non habitable areas)  
Min 36" square landings at the top and bottom of all stairs  
Hallways min 36" wide  
Height clearance on stairs 78"

## **Water Test**

Must have satisfactory results on drinking water