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

**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

**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

**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

**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 that 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

**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 ever 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”

**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
- Water Hammers on dishwasher, clothes washer and fridge with water

**Water Test**
- Must have satisfactory results on drinking water

Updated 12/02/2009