

Storey County Community Development



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The following checklist is to be reviewed for completion by the owner/contractor prior to scheduling an inspection.

Warning: Failure to complete all items on this checklist that pertain to your project may result in re-inspections, delays, and potential re-inspection fees.

Residential S.F.R. Final Inspection Checklist

Applicable code 2018 International Residential code & 2017 National Electric Code

General:

1. Address to be posted, visible from road. IRC R319
2. Animals restrained.
3. The final single-family residence (SFR) is safe for inspection. Boards with nails and excessive debris removed from property. Ladders and scaffold properly secured. Provide a safe, adequate size ladder for potential final roof and or attic inspection.
4. Approved (stamped) plans & permit are on the jobsite during inspections. IRC R106.3.1, R105.7, R109.3
5. If applicable, please review Storey County Policy #006 ***Minimum Requirements for Certificate of Occupancy.***
 - *A permanent address sign must be installed in accordance with Storey County Ordinance.*
 - *A complete bathroom must be in service. The unit shall be provided with a separate bathroom containing a water closet, lavatory and bathtub or shower.*
 - *The kitchen must have a sink, food storage and preparation area and stove. The unit shall be provided with a kitchen sink, cooking appliance and refrigerator facilities, each having a clear working space of not less than 30" in front. Light and ventilation conforming to code shall be provided.*
 - *All rooms shall have a switch for lights.*
 - *No wires shall be exposed: all electrical shall be completed.*
 - *Floors shall be smooth.*
 - *All doors and windows installed and work.*
 - *Smoke & Carbon monoxide alarms shall be in place and operating.*
 - *The heating system shall be functioning. Every dwelling and guest room shall be provided with heating facilities capable of maintaining a room temperature of 70 degrees Fahrenheit at a point 3 feet above the floor in all habitable rooms. (Thermostat controlled and heaters shall be permanently wired)*
 - *Minimum room areas: habitable rooms shall be not less than 7' in any horizontal dimension. Habitable rooms shall have a floor area of not less than 70 sq'.*
 - *Exterior of dwelling shall be completed / fully enclosed.*

- *Grading shall be completed to the extent that no drainage shall come within five feet of the structure, foundation, or underpinnings.*
- *Gravel access to home per requirement of Storey County Ordinance for fire code emergency access.*
- *Property shall be free of construction debris. Property shall be neat and orderly at the time of C of O inspection.*
- *If unit is to be inspected for “minimum” C of O requirements and part of the unit is still under construction the completed portion of the unit shall be sealed off and separated from the construction areas by a solid core door with self-closing hinge and or temporary wall.*

Final Structure S.F.R.:

1. Site Grading and Drainage per approved plan. Drainage away from foundations shall be a min. slope of 2% for 10' (6" in 10'). IRC R401.3
2. Clearance between wood siding and earth shall be not less than 6" unless sheathing and wall framing are naturally durable, or pressure treated. IRC R317 (5).
3. Wood joists or the bottom of a wood structural floor where closer than 18" or wood girders where closer than 12" shall be pressure treated. Per IRC R317 (1).
4. Exterior stucco / plaster weep screed clearance shall be a minimum of 4" above earth or 2" above paving Per IRC R703.2.1
5. Ceiling height in all habitable spaces shall be no less than 7'. IRC R305

Decks:

1. Exterior decks shall be constructed per IRC R507.
2. Deck ledger shall be a minimum of 2X8" nominal, pressure- preservative treated, southern pine incised, pressure treated hem fir of approved naturally durable, No. 2 grade or better.
3. Vertical and lateral supports shall not be accomplished by the use of toenails or nails subject to withdrawal. Per IRC R507.8
4. Lateral connections (deck ties) for decks over 30" of finished grade shall be installed in not less than two locations within 24" of each end per deck with the use of DTT1Z or 2Z system required or other similar hold-down tension device. Allowable stress of 1500 lbs. With tension devices that produce 750 pounds of stress, 4 devices shall be added per deck. Per IRC R507.9.2
5. Deck flashing at leger required per IRC R507.2.4.
6. Deck shall be supported on concrete footing or other approved structural systems designed to accommodate all loads in accordance with section R301. Deck & balconies (exterior) minimum uniformly distributed live load of 40 pounds per sq'. Per IRC R301.5.

Guards and Handrails:

1. Guards are required along open-sided walking surfaces 30" above grade/floor. IRC R312
2. Guard height: Guards shall not be less than 42" high measured vertically above the leading edge of the tread except when stair handrail is the guard then min. height 34" and max. height 38". IRC R312
3. Handrails shall have a height of not be less than 34" and not more than 38" and should have returns, top and bottom. IRC R311.7.8
4. Guard assemblies shall resist a single concentrated load of 200 pounds. IRC Table R301.5
5. Graspability: circular handrail shall be Min. 1-1/4" Max. 2" diameter. Non-circular handrails must have a perimeter of 4" min. and 6-1/4" max. with a max. cross dimension of 2-1/4". IRC R311
6. Handrails are required on one side with four or more risers. IRC R311.7.8 Clear space between handrail and wall a min. of 1-1/2". IRC R311 Projection: Handrail projection into stairway a max. of 4-1/2". IRC R311 Openings: guards shall not allow a 4" sphere to pass through. IRC R312
7. Openings: guard rails on the side of stair treads shall not allow a 4-3/8" sphere to pass through and the triangular opening at bottom of tread & riser shall not allow a 6" sphere to pass through. IRC R312

Stairways:

1. Width: Stairway width shall not be less than 36" IRC R311
2. Headroom: Min. 6'-8" (Spiral 6'-6") IRC R311
3. Treads and risers: Maximum riser height shall be 7-3/4" and a minimum of 4" Minimum tread depth shall be 10" with a min. 3/4" nosing or 11" depth. IRC R311
4. Nosing: max. radius of curvature or beveling of nosing 1/2". Risers shall be solid and require nosing min. 3/4" max. 1-1/4" except when tread depth is 11" nosing is not required. IRC R311
5. Dimensional uniformity at stairs shall be determined from landing to landing from the tallest riser not more than 3/8" to the shortest riser and greatest tread depth not more than 3/8" more than the smallest. IRC R311
6. Winder Treads: Shall have a tread depth of not less than 10" measured between vertical planes of the foremost projection of the adjacent treads at the intersections walk-line. Tread depth shall not be less than 6" at any point within the clear width of the stair. The winder's tread depth at the walk line shall not exceed the smallest by more than 3/8". IRC R311.7.5.2.1
7. Doors are permitted to open at the top step of an interior flight of stairs, provide the door does not swing over the stairs. IRC R311

8. Stairway landing there shall be a landing at the top and bottom of each stairway. The width of landings shall not be less than the width of the stairway they serve. Every landing shall have a stairway dimension measured in the direction of travel with a min. 36" IRC R311
9. Vertical rise: Max. 151" between floor levels or landings. IRC R311
10. Lighting is required on tread runs not less than 1 foot-candle. Where one or more lights are installed for stairway provide a wall switch at each floor level and landing level that includes an entry (fluorescent or push-button control occupant sensor) IRC R303.7
11. Safety glass required in walls enclosing stairway landings or within 5' of the bottom of stairway where the bottom edge of the glass is less than 36" above a walking surface. IRC R308

Threshold / Landing:

1. Door that swings out over landings: Max. threshold height above exterior landing 1½" IRC R311
2. Door swings in or slider: Max. threshold height above exterior landing ¾" IRC R311
3. Exterior landings at doors: The width shall not be less than the width of the stairway or door, whichever is greater. Landing length in direction of travel shall be a min. of 36". Outdoor stairways and landings shall be designed to shed water a min ¼" per foot away from house. IRC R311.3
4. Landings at exterior doorways shall not be more than 7.75" below the top of the threshold, provided the door does not swing over the landing. IRC R311.3.2
5. Landings for other than the required egress door are not required where a stairway of two or fewer risers is located on the exterior side of the door, provided the door does not swing over the stairway. IRC R311.3.2

Glazing:

6. Verify safety glazing per IRC 308: ~When edge of glass is less than 24" from door edge and less than 60" above ground. ~When glass is more than 9sq' and edge of glass is less than 18" above floor / ground and top edge is more than 36" above ground and within 36" of walking surfaces. ~When glass is within 60" of the water's edge at swimming pools, hot tubs, or spas.
7. Egress windows / emergency escape windows required in basements, habitable attics, and every sleeping room. Per IRC R310.1-R310.6. (See R310.2.1 for size requirements.)
8. Emergency escape windowsill height shall be not more than 44". IRC R310.2.2
9. Openable windows 72" inches or more above exterior grade must be at least 24" above the finished interior floor OR maximum window opening that would not allow 4" sphere to pass through OR install window control device per ASTM F2090. IRC §R312.2

Roof:

10. Chimney (s) termination must be 2' above any roof structure within 10' and not less than 3' above the highest point where the chimney passes through the roof. IRC R1003.9
11. Chimney spark arrester per IRC R1003.9.2
12. Roofing shall be complete and installed per product manufacture installation specs.

Ventilation / Access:

13. Under-floor: Min. net free ventilation 1/150 sq. ft. of area and placed within 36" of building corner as to provide cross ventilation of under-floor space. Openings shall be covered with corrosion-resistant wire mesh with mesh openings not exceeding 1/8" openings. Per IRC R408.2.
14. Crawlspace access: rough opening shall be 18"X24". Per IRC R408.4
15. Roof/Attic: Min. net free ventilation 1/150 of the sq. ft. area. Openings to attics shall be covered with corrosion-resistant wire mesh where mesh openings are a min. of 1/16" not to exceed 1/8". IRC R806.2
16. Attic access: rough opening shall be 22"X30". Per IRC R807.1.

Underfloor:

1. Under floor foundation access crawl hole openings min. 18"x24" (pipes, ducts and other nonstructural construction shall not interfere with the accessibility to or within under-floor areas.) IRC R408
2. Remove all debris from crawl space. IRC R408
3. Verify that all under-floor vents are clear (not blocked.) IRC R408

Final S.F.R. Electrical:

1. Verified at least one accessible GFI protected outlet in front and rear of the dwelling and not more than 6.5' above the finish grade. Per NEC 210.52 (1)
2. Receptacles in wet locations, unprotected by roofed open porch, canopies and the like, shall be GFCI and in an enclosure that is weatherproof. NEC 406.9
3. Receptacle outlet: One receptacle outlet per vehicle is required in garages with electrical power. NEC 210.52 (G)

4. GFCI protection at all electrical receptacles. NEC 210.8
5. Exposed electrical cable within 7' from the floor shall be protected with rigid metal conduit electrical metallic tubing, or rigid nonmetallic conduit or other approved means. NEC 334.15 & 320.23

Electrical Panel:

1. Circuit breakers to match manufacture of panel requirements.
2. Oxide inhibitor applied to aluminum conductor terminations in lugs/breakers. NEC 110.14
3. NO double lugging allowed unless specifically approved. NEC 110.14.
4. Verify wire size complies with NEC 310 & table 310.15 (B) (16)
5. Main panel grounds and neutrals shall be on the same bus bar, or if on separate bus bars, the bus bars must be connected by a bonding jumper the same size as NEC. NEC 250.142
6. Sub panel grounds and neutrals shall be on a separate bus bar NEC 250.6 Unused K/O and openings shall be sealed with listed plugs NEC 110.12
7. Panel boards at separate structures require a main disconnect and grounding electrode NEC 250.32
8. Dedicated circuit for furnace NEC 422.12
9. Dedicated circuit for heated Hydro-Massage bathtub motors. NEC 680.71
10. Min. (2) 20-amp small appliance circuits @ kitchen & dining, pantry & breakfast areas NEC 210.11
11. Min. (1) 20-amp circuit for laundry receptacle NEC 210.11
12. Min. (1) 20-amp circuit dedicated for bathrooms receptacles NEC 210.11
13. Bedrooms, Family Rooms, Dining Rooms, Living Rooms, Parlors, Libraries, Dens, Sunrooms, Recreation Rooms, Closets, Hallways or similar rooms or areas lighting and receptacle outlets shall be protected with AFCI and shall be independently identified/labeled as such. NEC 210.12
14. Verify labeling of circuits for main and Sub-panel. NEC 110.22
15. Handle tie at garbage disposal and dishwasher breaker for multi-wire branch circuits where same box is used. Label receptacle. NEC 210.4
16. Grounding electrode and GEC per NEC-table 250.66 & articles 250.64, 250.70.
17. Main disconnect 6'-7" from top of handle to floor/grade and location is readily accessible clearance of 36" deep X 30" wide X 78" in height. NEC 404.8, 230.70
18. Overcurrent devices shall be readily accessible, therefore in areas at or above 5,000 ft. elevation, the sub-panel is located at the interior or where not subject to snow build-up. NEC 240-

Garage:

1. Receptacle outlet: One receptacle outlet per vehicle is required in garages with electrical power. NEC 210.52 (G)
2. GFCI protection at all electrical receptacles. NEC 210.8
3. Exposed electrical cable within 7' from the floor shall be protected with rigid metal conduit electrical metallic tubing, or rigid nonmetallic conduit or other approved means.
4. Gas appliances shall be protected from vehicular traffic with bollards (i.e. gas water heater, furnace, dryer). IRC M1307.3.1
5. Elevation of ignition source for appliances shall be elevated such that the source of ignition is not less than 18". IRC M1307.3
6. No openings are allowed between garage and sleeping rooms. IRC R302.5.1
7. Door between house and garage to be 1-3/8" solid or honeycomb-core steel or labeled as a 20-minute door with self-closing and self-latching mechanism. IRC R302.5.1

Final S.F.R. Plumbing:

1. Water pressure regulator required when water pressure exceeds 80 PSI. Per IRC P2903.3.1
2. Verify plumbing waste cleanouts are installed Per IRC P3005.2. Cleanout access Per IRC P3005.2.10
3. Roof vents shall terminate not less than 6" above the roof surface. In snow prone areas the vent shall be protected. Per IRC P3103.1.1.
4. Gas pipe passing through outside wall is protected against corrosion by coating, wrapping or sleeve, caulk around sleeve. IRC G2414.8
5. Equipment and appliances having an ignition source shall be elevated **18 inches** above the floor in hazardous locations and private garages. IRC G2408.2

Water Heater:

1. Shut-off valve shall be accessible, installed in rigid piping upstream from the flexible connector and within 6' of the gas appliance. IPC 1211.5.
2. The gas water heater located in garage shall be elevated 18" above floor. IRC P2801.7

3. Seismic strapping within upper 1/3 and lower 1/3 and min. 4" above controls. IRC P2801.8
4. Full way shut off valve installed on the cold-water supply pipe of the water heater IPC 606.2.
5. Combustion air is required to be provided. IMC 701. IRC G2407
6. Type B (double wall) vent may pass through floors and ceilings with a min. 1" clearance to combustibles or per manufacture listing. Type B vent shall terminate a min. 5' above water heater draft hood. Secure joints with min. 3 screws. IPC 503, IRC G2427.
7. The water heater shall be protected from vehicular traffic (install bollard) IRC 1307.3.1.
8. Water heater located at wood floor or attic shall be protected with watertight pan with 3/4" drain to approved location. (i.e., attic, floor-ceiling, platform) IPC 502.3
9. Water heater pan size and drain per IRC P2801.6.1 &.2
10. The water heater installed in a closet located in a bedroom or bathroom shall have a listed, gasketed door assembly and a listed self-closing device with no hold open mechanism. The door assembly shall be installed with a threshold and bottom door seal. All combustion air shall be obtained from the outdoors. IRC M2005.2
11. All water heaters require a thermal expansion tank.
12. Temperature and pressure relief valve (TPRV) shall terminate to the outside or other approved location with 3/4" discharge pipe pointing down, terminating a min. 6" and max. 24" above grade. Pressure relief valve piping to be hard drawn copper or galvanized steel or CPVC. PVC shall not be used. IRC P2804

Final S.F.R. Mechanical:

1. Kitchen exhaust fans shall be 100cfm or 25cfm continuous. Per IRC M1505.4.4.
2. Bathroom exhaust fans shall be 50cfm or 20 cfm continuous. Per IRC M1505.4.4.
3. Dryer exhaust duct termination: shall terminate independently to the outside and be equipped with an approved back draft damper. IRC M1502.3 Maximum length 35' Per IRC 1502.4.5.1 90's & 45's shall be calculated in this total length.
4. Any direct vent appliances the vent shall be installed per manufacturer specs. Mechanical venting per IRC M1804.2.6. L vents per IRC M1804.2.4. Appliance vent per IRC G2427.1

Furnace General Requirements:

1. Manufacture's installation and operating instructions: The appliance installer shall leave the manufacturer's installation and operating instructions attached to the appliance. IRC M1401.1

2. Required clearances from combustibles. IRC M1402.2 (Manufacture specs)
3. Combustion air requirements have been met per the manufacture's installation manual. IRC M1402.3
4. Gas shutoff valve: Shall be in an accessible location and within 6' from the furnace. Connected to rigid piping upstream from the flexible connection in the same room as the furnace. IRC G2420.5.1
5. Disconnect shall be adjacent to and within sight of furnace. IRC E4101.5
6. A dedicated circuit shall be provided for the furnace. IRC E3702.10

Furnace in attic:

1. Shall be accessible through an opening and passageway not less than the largest component of the appliance and not less than 22" x 30". IMC 904.10.
2. Electrical wiring shall be protected within 6' of attic access scuttle opening to a height of 7' above the bottom of the rafters/trusses. NEC 334.23.
3. Passageway Min. 24" wide, unobstructed, solid flooring. IMC 904.10.2.
4. Max. 20' from access to appliance if passageway is less than 6' high. IMC 904.10.1. Min. 30"x30" level working platform at front or service side of unit. IMC 904.10.3.
5. Light and receptacle outlet required. Light switch shall be located at attic entry and receptacle outlet within 25' of furnace. IMC 904.10.4.
6. Properly support and secure unit per manufacture's specifications. IMC 303.4.

Furnace Underfloor:

1. Shall be accessible through an opening and passageway not less than the largest component of the appliance and not less than 22" x 30". IMC 904.10.
2. Where excavation is necessary for installation, it shall extend a minimum 6" below and 12" all sides of furnace except the service side which shall be a minimum 30". IMC 904.3.1.3.
3. Where the depth of the excavations for furnace or passageway exceeds 12", the walls shall be lined with concrete or masonry a minimum of 4" above adjoining grade. IMC 904.3.1.3.
4. Secure unit in place per manufacture's specifications. IMC 303.4.
5. Light and receptacle outlet required near appliance. IMC 904.11.4.

Furnace in Garage:

1. Ignition min. 18" above floor. IMC 308.1.
2. Protection from moving vehicles. (Install bollard(s) IMC 308.1.
3. Gas burning appliance venting shall comply with manufacture's specifications and IMC 802.6.
4. High efficiency gas appliance: Vent termination per manufacture's specifications and IMC 802.8.1 and 802.8.2.

Kitchen:

1. Ceiling height shall be min. 7' in kitchen IRC R305
2. Listed air-gaps shall be provided for dishwasher on discharge side and be mounted on counter top. IPC 807.4
3. All receptacles serving the countertop shall be GFCI/AFCI protected NEC 210.8
4. Wall countertop receptacles shall be spaced max. 48" on center and within 24" from edge of the sink and counters. NEC 210.52
5. Counter tops 12" or more in width require a receptacle outlet. NEC 210.52
6. Islands and peninsulas shall be provided with a min. of (1) receptacle unless considered.
7. separate counter spaces. NEC 210.52 (C) (1), (2), (3) and (4)
8. Outlets shall not be mounted over 20" above countertop nor more than 12" below counter. NEC 210.52 (C) (5)
9. Kitchen range clearance to combustibles shall have a vertical clearance of 30" unless protected by ¼" insulating millboard or metal hood, then the clearance can be reduced to 24". The gas range must have approved anti-tip installed. IRC G2447.5
10. Shut-off valve shall be accessible rigid piping upstream from the flexible connector and within 6' of the gas appliance. IRC G2420.5.1

Bedrooms & Hallways:

1. Smoke alarms shall be interconnected, hardwired with battery backup, are required on ceiling or wall at each floor level, in each bedroom and outside each sleeping area. IRC 314
2. Carbon Monoxide Alarms shall be installed in dwellings with fuel burning appliances and with attached garages. Detectors shall be interconnected. Detectors shall be installed outside each sleeping room area and every floor level including basements. IRC R315

3. Bedrooms, Basements, and Habitable attics window egress min. clear height 24", min. clear width 20", min. 5.7 sq. ft. open able area except at grade floor may be 5.0 sq. ft. The bottom on the clear opening shall have a max. height of 44" measured from the floor. IRC R310
4. Lighting shall be high efficacy and controlled by an occupant sensor. Closets that are less than 70 sq. ft. are exempt from this requirement.
5. Closet light clearances: Surface incandescent lights shall be fully enclosed and a min. of 12" clearance from storage/shelf area. Fluorescent lights shall be a min. 6" from storage/shelf. Recessed lights in wall or ceiling shall be a min. 6" from storage area. IRC 416 (C)
6. The minimum ceiling height in a hallway is 7'. IRC R305
7. The minimum width of the hallway 36" IRC R311
8. Smoke alarms are required in the immediate vicinity of the bedrooms. (min. 3' away from supply air register, bathroom door, paddle fan or per manufacturer's instructions) IRC R314
9. Carbon Monoxide Alarms shall be installed in dwellings with fuel burning appliances and with attached garages. Detectors shall be interconnected and installed outside each sleeping room area and every floor level including basements, multiple purpose smoke and carbon monoxide alarms are acceptable. IRC R315
10. Hallways 10' or more in length require min. (1) electric receptacle. IRC 210.52(H)

Laundry Room:

1. Lighting shall be high efficacy and controlled by an occupant sensor. The minimum ceiling height in a laundry room is 7 feet. NEC R305
2. GFCI protection required for receptacles located within 6' of laundry sink edge. NEC 210.8 (A) (7)
3. Shut-off valve shall be accessible rigid piping upstream from the flexible connector and within 6' of the gas appliance. NEC1212.5
4. Gas appliance connectors shall not extend from one room to another, through any wall, floor, partition, or appliance housing. Verify that connector is the properly sized and listed for the appliance it serves. (See BTU rating on connector tag.) NEC 1211
5. Flexible dryer transition ducts: Shall be listed and approved, not more than 6' long and shall not be concealed within construction. NEC 504.3.2.1
6. Dryer duct min. 4" dia., 26 gage metal, smooth interior (no screws), max. 14' long including (2) 90-degree elbows and shall terminate to the outside with a back draft damper. (No screens allowed) IMC 504.3

Bathrooms:

1. The minimum ceiling height in a bathroom is 7' feet. IRC R305
2. All hardwired lighting shall be high efficacy AND controlled by a vacancy sensor. NEC section 150(K)
3. Hanging light fixtures are not allowed within 3' horizontal and 8' vertical from tub rim and shower threshold. NEC 410.10 (D)
4. Bathroom receptacles are to be supplied by at least one 20-amp circuit with no other outlets. Exception, if 20-amp circuit supplies only one-bathroom, other outlets within the same bathroom are allowed on that circuit. NEC 210-11 (C) (3)
5. Light fixtures in shower shall be suitable for damp locations NEC 410.10
6. GFCI protection shall be provided for all outlets in bathrooms, with at least one outlet 36" inches of the outside edge of each basin. NEC 210-8(a) (1) & 210-52 (d)
7. Hydro Massage bathtub motors shall be accessible on a dedicated circuit with their own GFCI circuit and bonded with min. 8 AWG copper wire. NEC 680.72 and 74, IPC 414.1.
8. Water closet spaces shall be at least 30 inches wide; 15" min. from wall to center of W/C with at least 24 inches clear in front of the W/C. IPC 402.5.
9. Safety glazing at all windows less than 60" above bottom of tub & shower floor and within 60" horizontally of the water's edge of the tub or shower. IRC R308
10. Shower enclosure doors shall maintain an unobstructed opening of 22" clearance for egress IRC P2708.1.1
11. Shower compartment min. 900 sq. in. encompassing a 30" circle. IRC P2708

Basements:

1. Habitable basements shall have a min. of one exterior emergency escape and rescue opening. IRC R310.1.
2. Egress opening shall not be less than 5.7 sq. ft. with a min. net height of 24" and net width of 20" and not more than 44" from floor to the bottom of clear opening (ladder required, if window well over 44" below grade. IRC R310.
3. Window well egress: Window wells shall have a min. horizontal area of 9 sq. ft. with a min. dimension of 36". Window well with a vertical depth of more than 44" shall be equipped with an approved permanently affixed steps OR ladder that does not project more than 6" into a 36" egress area, Verify proper guardrails, ladders and drainage. IRC R310.2, and IRC R310.21.
4. Electrical outlets in unfinished basements require GFCI protection. NEC 210.8 (A) (5).

Ejector Pumps:

1. Each ejector or pump shall have a minimum 2" accessible approved swing check or backwater valve and full way Gate or ball valve. IPC 710.3. (2).
2. Sump tank shall have a bolt-and-gasketed cover. IPC 710.10.
3. Ejector vent shall be run separately through roof, vent size per table 7-3 but never smaller than 1-1/2". IPC 710.10.
4. Ejector pump and valves shall be accessible for maintenance and replacement. Provide electrical outlet and lighting at or near the pump. IPC 710.6 and NEC 210.63. Receptacle outlets shall not be located in the pit. Install receptacle min. 12" above floor level.