



**COUNTY OF ALPINE
ALPINE COUNTY COMMUNITY DEVELOPMENT
Brian Peters, Director**

**Building Division
Tony Creter Building Official
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MINIMUM REQUIREMENTS FOR A TEMPORARY RESIDENTIAL OCCUPANCY

The Building Department is often asked how soon can I move into my house. Each dwelling is unique, but the following requirements are provided to give guidance on this question.

Please check with the building inspector working with your project.

An approved final inspection prior to full completion must be requested by the owner of the property and the following items must be completed:

1. All construction inspections have been completed and approved through sheetrock.
2. The structure complies with the energy regulations as noted on the approved plans.
3. All required exits must be complete, including landings and stairs; handrails and guardrails where required by code. If the decks are not finished, provide both (a) and (b) below:
 - a. A landing and/or code complying stairs must be installed at the door or block access to the door with a code complying guardrail.
 - b. Delete the decks from the county of approved plans or obtain a separate permit for the decks.
4. Provide a kitchen sink. Install a kitchen range or receptacle.
5. Provide one complete bathroom including water closet, lavatory, and shower or bathtub. The bathroom must be separated from food preparation areas by a tight fitting door.
6. All other plumbing fixtures must be installed or the drains permanently capped by an approved method.
7. All electrical wiring must be complete and protected. All switches and outlets, including required GFCI outlets, must be installed and covers in place. All require cover with wire ends insulated with approved caps. The electrical system will be inspected for continuity, polarity, and grounding.
8. Water heaters must be installed and operational and properly braced.
9. All required smoke detectors must be installed and operational.
10. The heating system(s) must be installed and operational.
11. Septic and well systems or public water and sewer connections must be complete, inspected, and approved by the appropriate authority.
12. Final grading/drainage away from the structure shall be completed.
13. Permanent erosion control measures are required to be in place.
14. For approval of temporary certificate of occupancy any information contained in the permit that is to be changed must be indicated on the plans and any new permits must be obtained if necessary.

The above guidelines, **while not all-inclusive**, are intended to assist you in the completion of the building. If the Building Official finds that no substantial hazard will result from occupancy, a temporary certificate of occupancy may be issued for the use of the building. The fee for a Temporary Certificate of Occupancy is \$200.00.