



Building Department

## **HOW TO GET A RESIDENTIAL BUILDING PERMIT**

(For new residential construction including additions)

### **STEP 1 BUILDING PERMIT APPLICATION**

- YOU** Complete permit application (Spaces 1-14) and sign.
- YOU** Provide two (2) complete sets of construction plans for review. (See Residential Plan Submittal Checklist.)
- YOU** Provide approved zoning permit from the Fairbanks North Star Borough, 809 Pioneer Road. (Application is included in the packet – Site Plan required, see examples provided.)
- YOU** Contact the City of Fairbanks Engineering Department and obtain a driveway permit. (See attached application.)

### **STEP 2 PLAN REVIEW**

- WE** Review the plans for compliance with the applicable codes and current local amendments as adopted by the City of Fairbanks. If the plans are complete (including all submittals,) the plan review will take approximately three (3) working days. We will identify the corrections on the plans and provide a written list of plan review comments. If major corrections are required, the plans will be returned for further correction or you will be contacted in order to arrange a meeting to resolve the discrepancies.

### **STEP 3 PERMIT ISSUANCE**

- WE** Will notify you when your plan review and building permit are ready. At this time, the plan reviewer/inspector may wish to meet with you to provide further clarification and answer any questions you may have. The building permit and plan review fees are paid at this time. *PLEASE NOTE: SEPERATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING AND MECHANICAL WORK.*

### **STEP 4 INSPECTIONS**

- YOU** Are required to call for building inspections **before** any work is covered. Refer to the list of required inspections. Requests for inspection shall be made (24) hours in advance. The person or contractor who is performing the work shall be the one placing the call to request inspections. Inspections shall be scheduled by calling the front desk at 459-6720. Do not call inspectors to schedule inspections.

If you have any questions regarding your project, it is best to call the building department rather than dropping by, as the staff is usually in the field. If you would like to meet with the staff, please call the front desk to request an appointment. 459-6720



# CITY OF FAIRBANKS BUILDING PERMIT APPLICATION

PROJECT NAME:

APPLICANT TO COMPLETE NUMBERED SPACES ONLY

PLEASE PRINT

OFFICE USE ONLY

TIME:

1. DATE	2. JOB ADDRESS
---------	----------------

3. LEGAL DESCRIPTION	LOT NO.	BLK	SUBDIVISION	4. JOB NAME
----------------------	---------	-----	-------------	-------------

5. APPLICANT	MAIL ADDRESS	CITY/STATE/ZIP	PHONE	FAX	EMAIL
--------------	--------------	----------------	-------	-----	-------

6. OWNER	MAIL ADDRESS	CITY/STATE/ZIP	PHONE	FAX	EMAIL
----------	--------------	----------------	-------	-----	-------

7. CONTRACTOR	MAIL ADDRESS	CITY/STATE/ZIP	PHONE	FAX	EMAIL
---------------	--------------	----------------	-------	-----	-------

8. ARCHITECT or DESIGNER	MAIL ADDRESS	CITY/STATE/ZIP	PHONE	FAX	EMAIL
--------------------------	--------------	----------------	-------	-----	-------

9. ENGINEER	MAIL ADDRESS	CITY/STATE/ZIP	PHONE	FAX	EMAIL
-------------	--------------	----------------	-------	-----	-------

10. PROPOSED USE (List # of Living Units if Applicable)	11. SQUARE FOOTAGE	12. TOTAL VALUE OF WORK PER SECTION 304.2 UNIFORM ADMINISTRATIVE CODE
---	--------------------	---

13. CLASS OF WORK     SIGN     NEW     ADDITION     ALTERATION     REPAIR     MOVE     DEMOLITION

14. DESCRIBE WORK:

---



---



---



---

### NOTICE

#### SEPARATE PERMITS ARE REQUIRED FOR STREET DIGGING, ELECTRICAL, PLUMBING AND MECHANICAL WORK

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS, OR IF CONSTRUCTION OR WORK IS STOPPED AND NO INSPECTIONS ARE MADE FOR A PERIOD OF 365 DAYS AT ANY TIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY LAW REGULATING CONSTRUCTION, SETBACKS, EASEMENTS OR THE PERFORMANCE OF CONSTRUCTION. I AGREE THAT THE WORK WILL BE DESCRIBED ABOVE PER THE APPROVED PLANS, SPECIFICATIONS AND CONDITIONS FURTHER SET FORTH BY THE BUILDING DEPARTMENT. IT IS THE DUTY OF THE APPLICANT TO INSURE THAT THE WORK IS EXPOSED AND ACCESSIBLE FOR INSPECTION UNTIL APPROVED BY THE BUILDING OFFICIAL AS SPECIFIED IN THE INTERNATIONAL BUILDING CODE.

SIGNATURE OF OWNER, CONTRACTOR OR AUTHORIZED AGENT	DATE:	PRINT NAME AND TITLE (OWNER OR CONTACTOR)
--	-------	---

CITY OF FAIRBANKS BUILDING DEPARTMENT    800 CUSHMAN STREET, FAIRBANKS AK 99701    PHONE 459-6720    FAX 459-6719

Visit Us on Web at [www.ci.fairbanks.ak.us](http://www.ci.fairbanks.ak.us)



Building Department

## **RESIDENTIAL PLAN SUBMITTAL CHECK LIST**

The items below are the minimum requirements for plans submitted to the Building Department for review. If any of the items listed below are not contained within the plans, the plans and permit application will be immediately returned and a Building Permit will not be issued until a complete submittal is provided.

- 1. BUILDING PERMIT APPLICATION**
  - A. Must be fully completed.
  - B. The permit must include the total valuation of the completed residence.
- 2. APPROVED ZONING PERMIT AND PLOT PLAN**
  - A. Provide a copy of the approved FNSB Zoning Permit including the plot plan showing the location of house on the lot.
  - B. Plot plan must be to scale.
  - C. Plan must be fully dimensioned.
  - D. Plan must accurately show correct distance to property lines as required by the applicable zoning.
  - E. Specify location of electrical service on plan.
- 3. DRIVEWAY PERMIT**
  - A. Provide a copy of the approved Driveway Permit from the City of Fairbanks Engineering Department.
- 4. FOUNDATION PLAN**
  - A. Plan view drawn to scale of the complete foundation, including all interior pads and/or pier footings.
  - B. Plan must be fully dimensioned.
  - C. Provide typical section detail of foundation wall and footing showing dimensions, reinforcing, anchor bolts, etc. Acceptable Standard Foundation Details can be found at: [www.fairbanksalaska.us/departments/building-department](http://www.fairbanksalaska.us/departments/building-department).
  - D. Contact inspector/plans reviewer for specific local requirements regarding all-weather wood foundations.
  - E. NEC Article 250 requires a grounding electrode conductor to be encased in the concrete footing consisting of at least 20 feet of #4 AWG conductor extending to the electrical service location.
- 5. FLOOR FRAMING PLAN**
  - A. Provide plan view drawn to scale including typical floor joist framing for each floor.
  - B. Plan must be fully dimensioned.
  - C. Specify size and spacing of joists, beams, headers and posts.

- D. Specify type/species of lumber or manufacturer's specifications for engineered lumber.
- **6. FLOOR PLANS**
  - A. Provide plans drawn to scale (1/4 inch to per foot); show the proposed location and size of each room.
  - B. Specify the proposed use of each room.
  - C. Show location of doors and windows.
  - D. Show location of all required smoke and carbon monoxide detectors.
  - E. Show location of boiler and required combustion air.
  - F. Show location of proposed fireplaces and/or woodstoves.
  - G. Specify fire-resistive construction separating habitable space from an attached garage if applicable.
  - H. Identify the location of all plumbing walls. Plumbing walls shall be of minimum 2x6 construction.
- **7. BUILDING CROSS SECTIONS**
  - A. This view shall show a typical exterior wall in its entirety, including stud spacing.
  - B. Show typical stud wall construction with vapor barrier, insulation, sheathing and wall finishes. Specify thermal "R" values of wall, ceiling, rim joist and below grade walls.
  - C. Specify floor sheathing and roof sheathing.
  - D. Specify siding.
  - E. Specify ceiling height.
- **8. WINDOW & DOOR SCHEDULE**
  - A. Show size and location of all windows and thermal "R" values. Required egress windows at sleeping rooms must be specifically identified with the actual clear sill height, area and opening dimensions.
  - B. Show size and location of all doors and thermal "R" value for exterior doors.
- **9. STAIR DETAIL**
  - A. Submit a typical stair detail including member sizes and construction details.
  - B. Specify run and rise and minimum headroom.
  - C. Show location of handrails.
- **10. TRUSS SHEETS**
  - A. Submit truss design sheets stamped by a structural engineer registered in the State of Alaska. (This can be submitted at the time of framing inspection.)
  - B. Verification shall include but not be limited to the following:
    - a. Designed for 50 pound per square foot snow load
    - b. Lateral bracing.
    - c. Connections to plates and hangers if required.
    - d. Actual span.
    - e. 15% load duration increase for snow is not allowed.
- **11. ROOF FRAMING PLAN**
  - A. Submit a plan view drawn to scale and fully dimensioned.

- B. Plan shall show location and spacing of all roof framing members (beams, rafters, roof joists or trusses) including unique or unusual framing details such as hip roof, gambrel or other stick-framed designs.
  - C. Specify type of wood and sizes of all members or manufacturer's specifications for engineered lumber.
- 12. DETAILS OF STRUCTURAL CONNECTIONS**
- A. Provide drawings of any non-typical structural connections. Examples include truss uplift clips, hold-downs at garage walls or tension-tie straps at beams.
- 13. ELEVATION DRAWINGS**
- A. Submit a scale front exterior elevation of the structure.
  - B. Submit at least one side elevation.
- 14. WOOD STOVE/FIREPLACE SPECIFICATIONS (If applicable)**
- A. Submit manufacturer's specifications prior to installation.
  - B. Strict compliance with the manufacturer's listing is essential.



# Fairbanks North Star Borough Department of Community Planning

P.O. Box 71267  
Fairbanks, Alaska 99707-1267  
(907) 459-1260 Fax: (907) 459-1255  
planning@co.fairbanks.ak.us

## ZONING PERMIT APPLICATION

<b>APPLICANT:</b>	
Name:	
Mailing Address:	
Phone:	
Fax:	
E-mail:	

<b>Property Information:</b>	
Legal Description:	
Street Address:	Lot Size: <input type="checkbox"/> acres <input type="checkbox"/> square feet
Parcel Account Numbers (PAN):	
Existing Use & Structures	

<b>Proposed Use/Construction:</b>		<input type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial
Description of proposed use:				
If commercial, include number of employees, seating capacity, net office or sales area (sq. ft.)				
Number of existing dwelling units:	Number of proposed dwelling units:	Total Number of dwelling units:		
Size of existing construction in square feet:	Size of proposed construction in square feet:	Building height/number of stories:		
Estimated cost of new construction:		Number of Bedrooms:		

I certify that  (I am)  (I am authorized to act for) the owner of the property.  
 I certify that the information included in this application is to the best of my knowledge true and complete.  
 I understand that processing of this application may take up to 5 working days.  
 I have attached a detailed site plan, drawn to scale, in compliance with the guidelines document titled "Site Plans" and the drawing is no larger than 11" x 17".  
 I understand that the Zoning Permit is appealable and that said appeal must be submitted and perfected within 15 days of the date of the decision in accordance with 18.54.070.  
 I can be notified of the decision at the above  (phone number)  (address).

**APPLICANT SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

The Fairbanks North Star Borough is subject to the Alaska Public Records Act, AS 40.25 et seq. and this document may be subject to public disclosure under state law.

# ZONING PERMIT APPLICATION-SITE PLAN

Draw a Site Plan to scale with dimensions in feet. In order to process this application the drawing must include:

- Property boundaries/lot lines
- All existing structures
- Proposed structures
- Distance between structures and all lot lines
- Distances between structures
- All roads adjacent to the property
- Proposed driveways
- Distance between driveways and property corners
- Parking spaces
- Aisle width

North Arrow

NOTE: Please be aware of any easements of record, such as utilities or section lines.

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## PROCESS

1. Applications accepted at the counter will be date stamped in and must be completed within 5 working days. Applicants will not be told that it will be or may be a 24 hour turn around.
2. Applications will be left in the zoning permits in basket at front counter for Planners to pick up.
3. Planners will pick up and review permits daily. Planners will enter information into the zoning permit database and print a final copy of the permit.
4. Commercial and Industrial permits should be routed through and initialed by the Transportation Planner upon completion of review. In the event the transportation planner is on extended leave, another planner may provide the additional review and initial.
5. Permits which are denied shall be handled in the same manner.
6. Final permits will be signed and dated and with the original application and site plan forwarded to the clerk typist/receptionist.
7. On the same day the permit is signed by planners, receptionist will call and inform the applicants the permit has been completed, is available for pickup and is appealable within 15 days of the date of the decision. Receptionist shall initial and date when call is complete. Also, on the same day the permit is signed the receptionist shall forward a copy of the permit to the Clerk's Office.
8. When applicant returns to pick up permit they shall sign the final permit, Receptionist shall make one copy for the applicant and one copy for the assessing department. Daily copies of permits will be hand delivered to Assessing departments by close of business on the day the final permit is signed by applicants.
9. Applicants with questions about the permit shall be forwarded to a Planner.

### Note:

- Application Forms and Permits are now different forms.
  - To comply with appeal process, copies of permits must be forwarded to the Clerk's Office on the date of the decision, which is considered the date the Planner signs the permit and forwards it to the Receptionist.
  - To comply with Assessing and Planning missions of capturing accurate historic information, the permits will be forwarded to the Assessing Department for scanning and attachment to the property database with the applicants signature on the final permit. This avoids incidents of permit correction not being accounted for and is a method of documenting historic acknowledgement of permit conditions and accuracy.
-

# SITE PLANS

REVISED: 11/22/2006

DEPARTMENT OF COMMUNITY PLANNING  
FAIRBANKS NORTH STAR BOROUGH

## HOW TO DRAW A SITE PLAN:

A site plan is a detailed scaled drawing which depicts the current and proposed improvements and uses of a parcel of land.

Site plans are required for zoning permits, conditional use applications, variances and rezones with special limitations.

Drawing your own site plan is easier than you might expect it to be. With a little work, you can draw an acceptable site plan for your project right at home. If accurately drawn to include all of the information indicated below, a site plan need not be professionally prepared. However, depending on the size, scope and complexity of the project you may need to obtain professional expertise.

To help you prepare your site plan, we've included some examples of acceptable plans that have been submitted by others. Remember, an accurate site plan will speed the processing and analysis of your request.

## A SITE PLAN MAY INCLUDE THE FOLLOWING ITEMS (SEE THE KEY NUMBERS ON THE EXAMPLE SITE PLANS):

1. Scale at which site plan is drawn (for example 1"= 20')
2. North arrow
3. All property lines and their dimensions
4. All existing structures and their distances to property lines  
**Note:** All property lines which abut a road or road right-of-way are considered front yards for setback distance purposes (except ADOT limited access highways). Care should be taken to measure from the property lines and **NOT** from the physically constructed roadway.
5. All new structures and distances to property lines
6. Additions to existing structures and distances to property lines
7. Building dimensions
8. Adjacent roads
9. Driveways
10. Parking spaces – 9'x18' minimum size per space
11. Onsite traffic circulation patterns, including traffic aisle widths (for commercial, industrial, office uses).  
We have parking stall and aisle width templates available for your use if you need them.
12. Well location
13. Septic system location
14. Other uses occurring onsite

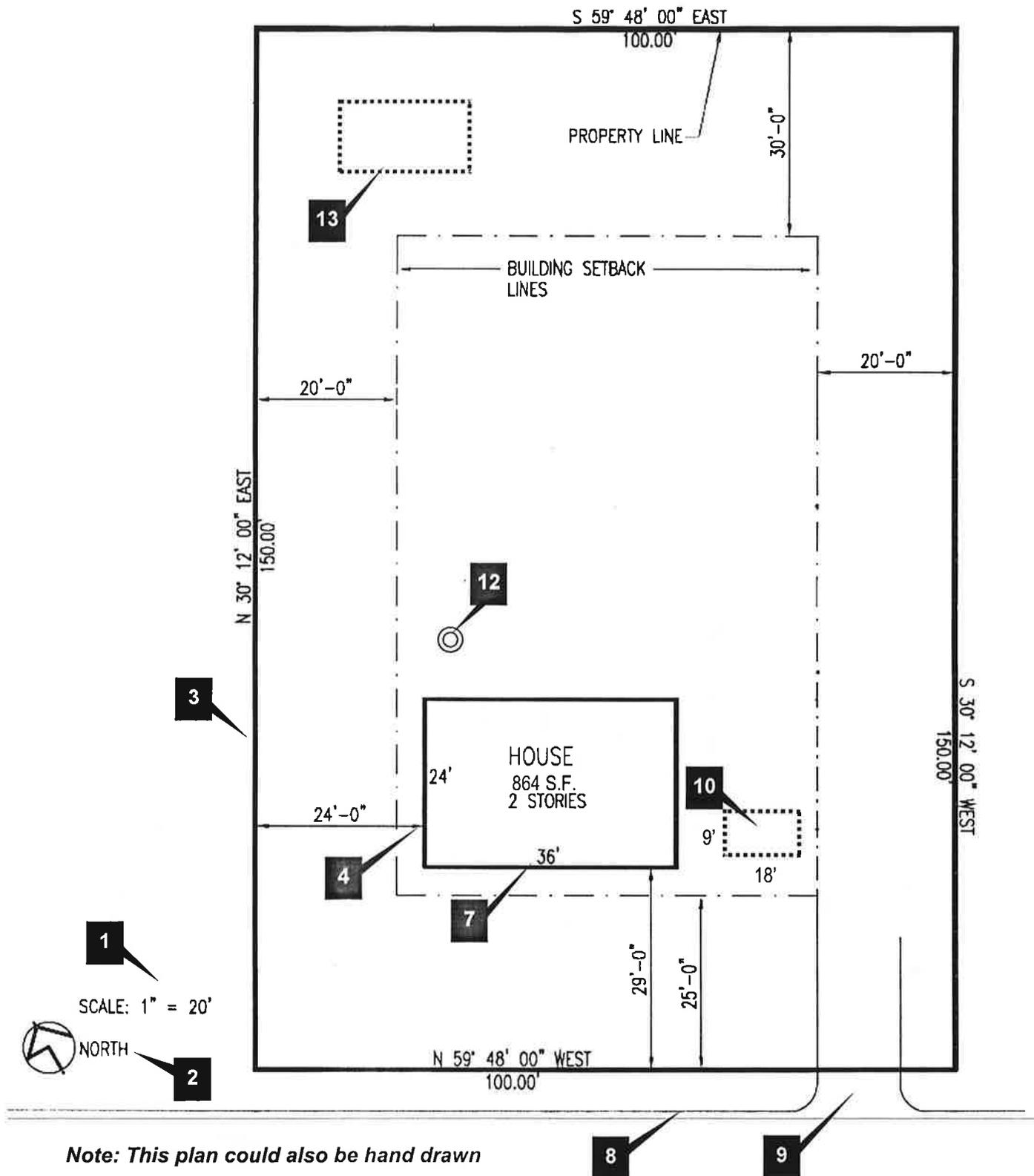
## ADDITIONAL INFORMATION THAT MAY BE USEFUL INCLUDES:

- |  |                                     |                                    |
|--|-------------------------------------|------------------------------------|
| <input type="checkbox"/> Landscaping       | <input type="checkbox"/> Topography | <input type="checkbox"/> Waterways |
| <input type="checkbox"/> Fencing/screening | <input type="checkbox"/> Utilities  |                                    |
| <input type="checkbox"/> Vegetation        | <input type="checkbox"/> Drainage   |                                    |

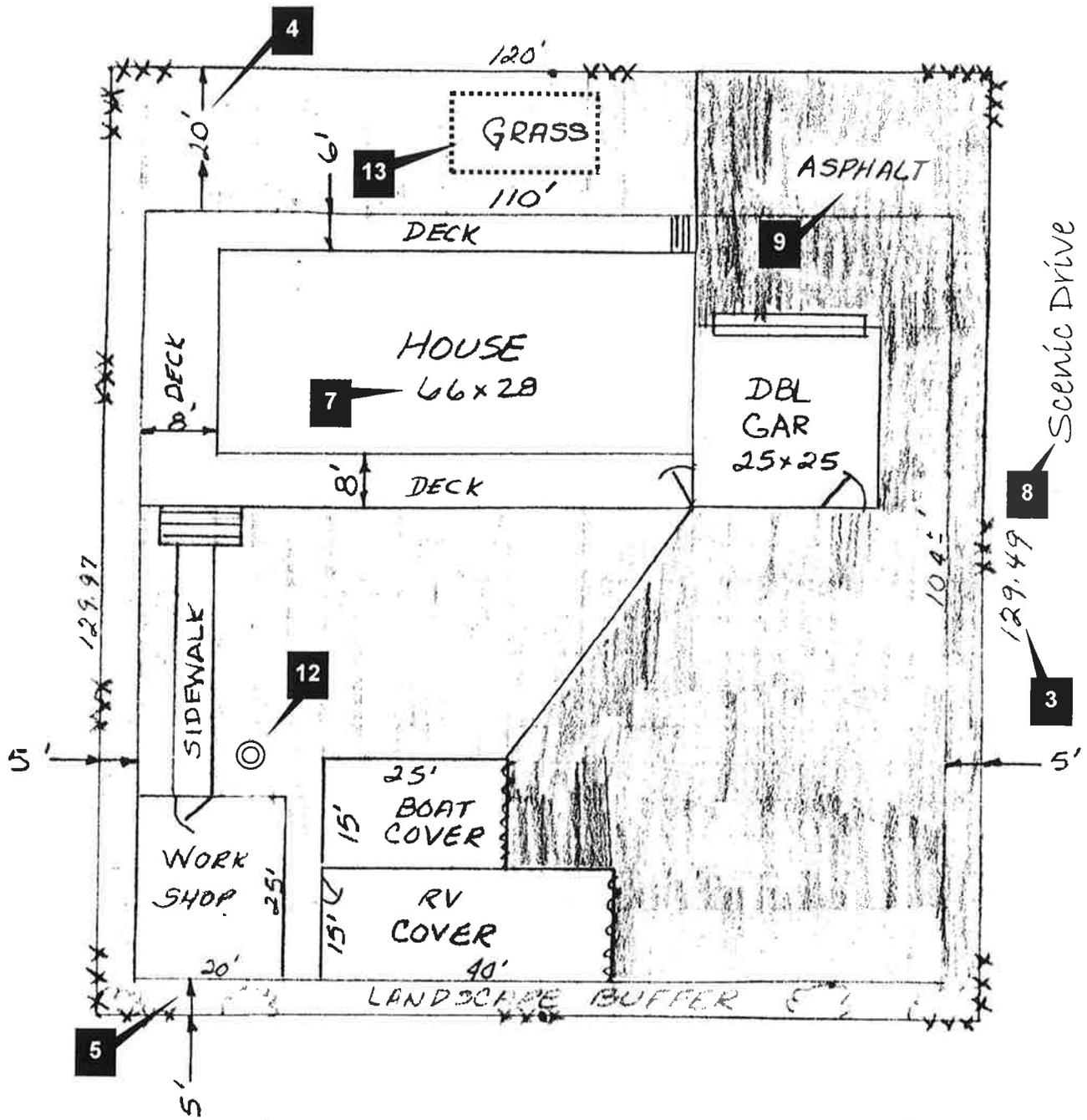
PO Box 71267  
(809 Pioneer Road)  
Fairbanks, Alaska 99707

(907) 459-1260  
www.co.fairbanks.ak.us  
planning@co.fairbanks.ak.us

# EXAMPLE RESIDENTIAL SITE PLAN #1:

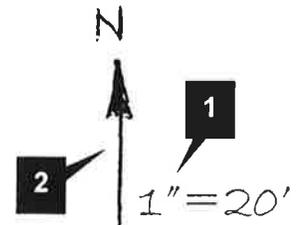


# EXAMPLE RESIDENTIAL SITE PLAN #2:



XXX = CHAIN LINK FENCE

PROPOSED PLOT PLAN



**APPLICATION AND PERMIT TO CONSTRUCT**  
**DRIVEWAY ON PUBLIC RIGHT-OF-WAY**  
**PERMIT NO. \_\_\_\_\_**

APPLICANT: \_\_\_\_\_ DATE: \_\_\_/\_\_\_/\_\_\_  
MAILING ADDRESS: \_\_\_\_\_ PHONE \_\_\_-\_\_\_-\_\_\_

CONTRACTOR OR AUTHORIZED AGENT: \_\_\_\_\_

DRIVEWAY LOCATION: \_\_\_\_\_  
LEGAL DESCRIPTION: LOT \_\_\_ BLK \_\_\_ SUBDIVISION \_\_\_\_\_

SINGLE FAMILY / DUPLEX ( ) MULTI-RESIDENTIAL ( ) COMMERCIAL USE ( )

A SITE PLAN OR SKETCH MUST BE ATTACHED SHOWING THE LAYOUT OF PROPOSED DRIVEWAY IN RELATION TO ANY EXISTING DRIVEWAYS, BUILDINGS AND STREETS, EXISTING AND PROPOSED DRAINAGE PATTERNS AND/OR DRAINAGE STRUCTURES.

A \$250.00 Permit Fee must accompany the application. Performance bonding and liability insurance may be required prior to beginning construction.

The applicant certifies: they are the owner and/or authorized agent of the property; the conditions, restrictions and regulations of the City will be complied with; the current owner will maintain the driveway in accordance with these standards; National Electric Safety Code clearances shall be maintained for any electric lines passing over the proposed driveway.

SIGNED: \_\_\_\_\_  
Applicant or Authorized Agent

Applicant to complete information above this line

-----  
Below this line for Permitting Agency use only

All work in the Public right-of-way must be completed within \_\_\_ days from date Permit is approved (or not later than \_\_\_/\_\_\_/\_\_\_) in accordance with the attached drawing and/or standard details or Permit is VOID. Any installation without a valid permit will be treated as an encroachment and may be removed at the property owner's expense.

SIDEWALK CURBCUT REQUIRED: ( ) NO ( ) YES, a nominal width of \_\_\_ feet is approved, see Detail attached. A \$ \_\_\_\_\_ performance bond and proof of appropriate liability insurance is required prior to demolition of existing sidewalk, curb or gutter.

SURETY BOND Received by: \_\_\_\_\_ Date: \_\_\_/\_\_\_/\_\_\_

CULVERT REQUIRED: ( ) NO ( ) YES, a minimum \_\_\_\_\_" diameter corrugated steel pipe (CSP) or minimum \_\_\_\_\_" diameter schedule 40 steel pipe with a minimum length of \_\_\_\_\_ feet and a maximum length of \_\_\_\_\_ feet is approved. See Detail attached.

APPLICANT: \_\_\_\_\_ PERMIT NO. \_\_\_\_\_

-----  
PAVED APPROACH APRON REQUIRED: ( ) NO ( ) YES, after passing the preliminary inspection, an asphalt apron is required from the existing pavement edge to the property line. See Detail attached.

SWALE REQUIRED: ( ) NO ( ) YES, see Detail attached.

VEHICULAR OR PEDESTRIAN TRAFFIC CONTROL REQUIRED: ( ) NO ( ) YES, the Permittee or authorized Agent is required to provide adequate signs and barricades to guide and protect vehicular and pedestrian traffic around the worksite during construction. All traffic control devices shall meet the requirements of the Manual on Uniform Traffic Control Devices.

PERMITTEE OR AUTHORIZED AGENT IS RESPONSIBLE FOR REQUESTING UNDERGROUND UTILITY LOCATES PRIOR TO ANY EXCAVATION OR SIDEWALK DEMOLITION.

Upon completion of driveway construction the permittee is required to insure construction debris is cleaned from the roadway, sidewalk, gutter, drainage ditch and roadside.

SPECIAL INSTRUCTIONS OR CONDITIONS: \_\_\_\_\_

\_\_\_\_\_  
Driveway / Approach Plan approved by: \_\_\_\_\_ Date: \_\_\_/\_\_\_/

PERMIT REVIEWED: \_\_\_/\_\_\_/ BY: \_\_\_\_\_  
Michael Schmetzer , Public Works Director

Culvert invert staked by: \_\_\_\_\_ Date: \_\_\_/\_\_\_/

Initial Inspection by: \_\_\_\_\_ Date: \_\_\_/\_\_\_/

Driveway ( ) DOES ( ) DOES NOT meet requirements, improvements or

Corrective action required: \_\_\_\_\_

\_\_\_\_\_  
SURETY BOND Released by: \_\_\_\_\_ Date: \_\_\_/\_\_\_/



Building Department

## LIST OF REQUIRED BUILDING INSPECTIONS

### **24 HOUR NOTICE REQUIRED – PLEASE CALL 459-6720 FOR INSPECTIONS**

**The person or contractor who is actually doing the work is responsible for arranging to have the work inspected.**

**Inspections are also available outside of normal business hours. The cost is \$85/hr with a two hour minimum and must be paid in advance.**

1. **SOILS.** After excavation of site, before placing any backfill, footing forms or steel reinforcing. (A soils evaluation report may be required by the Building Official)
2. **FOOTINGS.** After footing forms, steel reinforcing and concrete encased grounding electrode conductor are installed. Setbacks are also verified at this time.
3. **FOUNDATION WALL.** (Concrete or CMU) After all forms or block and all steel reinforcing is in place, before pouring concrete or grout. For inspection requirements of all-weather wood foundations, refer to SFD #3.
4. **DAMPPROOFING.** Required for daylight and full basements before backfill. Approval of materials is required prior to application.
5. **UNDERGROUND ELECTRICAL.** Installation of all underground or under slab conductors and conduits are to be approved before cover, including: branch circuits, feeders, and service entrance cables.
6. **UNDERGROUND PLUMBING.** All underground plumbing is to be tested and approved before cover. Water and sewer services shall be installed in accordance with G.H.U. Standards.
7. **CONCRETE SLAB.** After all underground electrical and plumbing under the slab have been approved. After gravel backfill is compacted, forms and all other embedded items are installed.
8. **ELECTRICAL SERVICE.** After installation of the service, before the meter is installed and power is supplied.
9. **ROUGH PLUMBING.** After all rough interior plumbing is complete. Water supply lines shall be tested with working water pressure or 100psi air pressure. Drain, waste and vent lines shall be tested by filling with water or 5psi air pressure.
10. **ROUGH ELECTRICAL.** After all rough electrical work is complete. All metal junction boxes are to be properly grounded and equipment grounds are mechanically fastened before inspection.
11. **ROUGH MECHANICAL.** After all rough mechanical work is complete, including ducts for supply and return air, bath fans, range hood fans, dryers and chimneys for heating appliances.

12. **SHEATHING.** All sheathing including exterior wall, roof and shearwall sheathing must be inspected prior to cover. This inspection may be done before or in conjunction with the Rough Framing inspection.
13. **ROUGH FRAMING.** After all rough framing is complete and after the rough plumbing, electrical and mechanical work is approved. Firestopping shall be completed including electrical, plumbing and mechanical penetrations through the top and bottom wall plates.
14. **FIRESTOPPING INSPECITON.** For all penetrations through a rated wall, floor or ceiling assembly fire-stopping must be verified & approved prior to covering.
15. **INSULATION AND VAPOR RETARDER.** After all batt insulation and vapor retarder is installed. (Blown in attic insulation can be verified at the final inspection.
16. **GYP SUMBOARD.** After installation of all wallboard and before fasteners and joints are taped or finished.
17. **ABOVE SUSPENDED CEILING.** After ceiling grid installation and before ceiling panel installation: approval of all electrical, mechanical and plumbing required before cover.
18. **FINAL.** To be made after finish grading and the building is complete and ready for occupancy. A final inspection and Certificate of Occupancy or Letter of Completion is required prior to occupancy.