

Storey County Community Development

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Com. Dev. Policy # 006: Residential Construction Internal/External Guideline Established: August 1, 2017 / Revised 08/10/2022 JRS

XXIII. Minimum Requirements for Certificate of Occupancy

Call for C of O inspection only after successful completion of all prior inspections, the following must be completed for a certificate of occupancy. Code required inspections will still be required until permit is closed.

1. A permanent address sign must be installed in accordance with Storey County Ordinance.
2. 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.
3. 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.
4. All rooms shall have a switch for lights.
5. No wires shall be exposed: all electrical shall be completed.
6. Floors shall be smooth.
7. All doors and windows installed and work.
8. Smoke & Carbon monoxide alarms shall be in place and operating.
9. 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)
10. 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’.
11. Exterior of dwelling shall be completed / fully enclosed.
12. Grading shall be completed to the extent that no drainage shall come within five feet of the structure, foundation, or underpinnings.
13. Gravel access to home per requirement of Storey County Ordinance for fire code emergency access.
14. Property shall be free of construction debris. Property shall be neat and orderly at time of C of O inspection.
15. 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.