



Residential Setback and Foundation Inspection

This Residential Inspection Quick Sheet reflects the [2018 Seattle Residential Code](#) (SRC) and [2018 Seattle Energy Code](#) (SEC) code requirements. Please verify the following before scheduling a setback or foundation inspection. Please note that construction projects vary. As such, additional requirements may be needed.

The **setback** inspection will verify that the location of new construction corresponds to what is shown on the approved plans. **Setback** inspection is scheduled along with the first **foundation** inspection and after **first ground disturbance** inspection.

Permits and Plans

- Job address shall be posted in a visible location. (Seattle Residential Code Chapter 3) (R319.1)
- Permit and approved plans are on site and are accessible to the inspector. (R105.11)
- Some projects require special inspections (soil bearing, pin piles, psi greater than 2500) Please have a copy of the completed special inspection report accessible to the inspector.

Location on Property

- The foundation location and proposed height are established by legal survey per the approved site plan.

Footings

- Provide a safe and clear walking path to the formwork being inspected.
- Footings are constructed per the approved plans. (R403)
- All loose soil, mud or water is removed from the bottom of the footing. (R403.1)
- Steel reinforcement is properly placed and the size, spacing, splicing and cover follow the approved plans. (R403.1.3.5.3)
- Footings are level or stepped if the ground slopes more than 1 foot in 10 feet. (R403.1.5)
- Footings do not bear on frozen soil. (R403.1.4.1)
- Reinforcement is clean of loose scale, ice, mud, oil, or other deleterious coatings.

Foundation Walls

- The top of the wall projects a minimum of 6 inches above finished grade. (R404.1.6)
- The foundation wall is at the thickness shown on the approved plans.
- Steel reinforcement is properly placed and the steel size, spacing, splicing and cover follow the approved plans. (R403.1.3.5.3)
- Minimum cover requirements are:
 - 3 inches when cast against the earth
 - 2 inches for #6 bars or larger when cast in forms
 - 1-1/2 inches for #5 bars or smaller when cast in forms
- Anchor bolts are sized and spaced per the approved structural plans.
- The required hold downs are placed per the approved structural plans and manufacturer's requirements.
- Crawl space vents incorporated into foundation walls are properly sized, spaced and installed. (R408)

Concrete Slab Insulation

- Slab insulation, if installed inside the foundation wall, extends down from the top of the slab for 24 inches or to the top of the footing (whichever is less) or extends down from the top of the slab and horizontally beneath the slab for a total of 24 inches. (Seattle Energy Code SEC R402.2.9)

LEGAL DISCLAIMER: This should not be used as a substitute for codes and regulations. The customer is responsible for compliance with all code and rule requirements.