Residential Building Final 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 building final inspection. Please note that construction projects vary. As such, additional requirements may be needed.

Schedule your **building final** inspection after all construction is completed and all related permits have passed final inspection.

Permits and Plans

- Permit and approved plans are on site and accessible to the inspector. (R105.11)
- All associated permits are approved and completed. (electrical, plumbing, side sewer, mechanical, furnace, refrigeration, SDOT, and Fire Department)
- Special inspection final letters were received and approved by SDCI. Most common special inspections are structural (welding, concrete strength of 3000 psi or greater) and geotechnical (permanent erosion control, piles, soil compaction, etc.)

Exterior

- House numbers are plainly visible and legible from the street or road in front of the property. Each character is minimum 4 inches in height and of a contrasting color of the house. (R319.1)
- Wood siding has a minimum clearance of 6 inches from the ground and at least 2 inches from concrete and similar horizontal surfaces. (R317.1 Item 5)
- The grade at the foundation falls away from the building a minimum of 6 inches within the first 10 feet. (R401.3)

Decks

- Verify that deck placement, size, and materials are per the approved plans. (R507)
- The deck is positively attached and supports lateral and live loads. (R301.5)
- All preservative-treated lumber must have all cuts, notches, and holes treated with preservative. (R317.1)
- Fasteners and hardware for preservative-treated wood shall be of hot-dipped galvanized steel, stainless steel, silicone bronze, or copper. (R317.3)
- Joists can be untreated if an approved weatherproof decking membrane is used. (R317.1.3)
- Ledger for decks bolted or lagged to structure in accordance with Table 507.2.3 or per approved plan. (R507.2.3)
- Deck lateral connections are installed with hold-down tension devices. (Figure R507.9.2(1))
- Cantilevered joists supporting exterior balconies shall be blocked at the supported end. (Table R502.3.3(2))
- Guardrail is installed where a deck is more than 30 inches measured vertically to the floor or grade below. (R312.1.1)

Attached Garage

- Solid wood doors not less than 1-3/8 inches in thickness, solid or honeycomb steel doors not less than 1-3/8 inches thick or 20-minute fire rated doors, equipped with a self-closing device or automatic closing device is installed between house and garage. The door must be weather stripped. (R302.5.1)
- Ducts in garages that penetrate the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26 gage sheet metal and can have no openings into the garage. (R302.5.2)
- Other penetrations through garage walls and ceilings are filled with approved material to resist free passage of flame and smoke. (R302.5.3, R302.11 Item 4)
- Single-family garages are separated from the residence and its attic area by not less than ½ inch gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8-inch gypsum board or equivalent. (Table R302.6)

Attics

- Attic access is required to areas exceeding 30 square feet and that have a vertical height of 30 inches or greater. (807.1)
- Accesses shall be in hallway or other readily accessible location. (R807.1)
- Attic access has an unobstructed opening of not less than 22 inches by 30 inches or large enough to remove the largest piece of mechanical equipment intact. (R807.1, M1305.1.3)
- The access door must be insulated and gasketed at insulated ceilings and surrounding curb is minimum 12 inches in height. (SEC R402.2.1.1, SEC R402.2.4)
- Blow-in insulation has not filled or blocked baffles. Maintain 1 inch clearance between roof sheathing and insulation. (R806.3, SEC R402.2.1.1)

Crawl Space

- Floor crawl space access is 18 inches by 24 inches minimum. (R408.4)
- Wall openings to crawl space shall be 16 inches by 24 inches. (R408.4)
- Ventilation at crawl space is unobstructed by insulation. (SEC R402.2.7)
- Vapor barrier (black 6 mil or approved equal) covers the crawl completely, with all seams lapped 6 inches and extended to foundation wall. (R408.1)
- R-30 insulation is installed against bottom of floor and secured in place. (SEC Table R402.2.2, SEC R402.2.7)
- Remove all debris from the crawl space. (R408.5)

Stairs and Handrails

- Stair risers are maximum 7-3/4 inches, treads are minimum of 10 inches.
- Stair riser or tread maximum dimension does not exceed the smallest by more than 3/8-inch. (R311.7.5.2)
- There is at least 6-foot 8-inch of clearance at the stairs, measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing. (R311.7.2)
- All stairs are provided with lighting, and a light switch at each floor level of 6 or more risers. Exterior stairway lighting is to be controlled from within the building. (R303.7, R303.8)
- Open risers are spaced to prevent a 4-inch sphere from going through them, except stairs with a rise of 30 inches or less. (R311.7.5.1)

- Guards are spaced to prevent a 4-iinch sphere from going through them. (R312.1.3)
- Guards are required at open-sided walking surfaces, stairs, ramps, and landings that are located more than 30 inches measured vertically to the floor or grade below. (R312.1.1)
- The triangle formed by the riser, tread, and bottom rail of guard does not allow a 6-inch sphere to go through it. (R312.1.3 Exception 1)
- Handrails and guards are capable of withstanding 200 pounds applied in any direction at any point on the rail. (Table R301.5)
- Handrails are installed on stairs with 4 or more risers. (R311.7.8)
- Handrails are installed a minimum of 34 inches and a maximum of 38 inches, measured vertically from the sloped plane adjoining the tread nosing or finish surface of ramp slope. (R311.7.8.1)
- The handrail returns to the wall, newel post, or safety terminals a maximum 4-1/2 inches off the wall with a minimum 1-1/2 inches clear space from inside of rail to wall. (R311.7.8.2, R311.7.8.3)

Fire/Life Safety

- Smoke alarms are required for new construction and alterations, repairs, or additions where a permit is required. (R314.2)
- Smoke alarms shall be installed in each sleeping room, outside each sleeping area in the vicinity of the bedrooms, on each additional story of the dwelling including basements and habitable attics. For split level homes a smoke alarm on the upper floor will suffice. (R314.3)
- A heat detector or heat alarm shall be installed new garages that are attached to or located under new and existing dwellings. (R314.2.3)
- Carbon monoxide alarms shall be installed at every floor level and outside each separate sleeping area. (R315.3)
- All alarms shall be interconnected in such a manner that activating one alarm will activate all alarms in the dwelling. (R314.4)
- Emergency escape and rescue openings must be operational from the inside without the use of keys, tools, or special knowledge. (R310.1.1)
- Bedroom windowsills are not more than 44 inches measured from finish floor to bottom of window opening. Windows have a clear opening of 5.7 square feet minimum; 20 inches minimum width and 24 inches minimum height. (R310.2.2)
- Window wells shall have a horizontal projection and width of not less than 36 inches. (R310.2.3)

- Window wells with a vertical depth of more than 44 inches shall be equipped with a permanently attached ladder or steps. (R310.2.3.1)

Windows and Glazing

- Safety glazing is installed at hazardous locations. (R308.4)
    - Glazing in doors for bathtubs and showers
    - Glazing in any portion of the wall in a shower or tub where the bottom exposed edge of the glazing is less than 60 inches above the walking surface.
    - Glazing adjacent to stairways, landings, and ramps within 36 inches horizontally of a walking surface when the exposed surface of the glass is less than 36 inches above the plane of the adjacent walking surface.
    - Glazing in an individual fixed or operable panel when ALL the following apply:
        - Exposed area of an individual pane greater than 9 square feet.
        - Top edge of glazing greater than 36 inches above floor.
        - One or more walking surfaces are within 36 inches measured horizontally and in a straight line.
    - Glazing in railings regardless of area or height above walking surface.

Energy Compliance

- A permanent energy compliance certificate shall be completed by the builder or other approved party and posted on a wall in the space where the furnace is located, a utility room, or an approved location inside the building. When located on an electrical panel, make sure the sticker does not cover the circuit directory label. (SEC R401.3)
- The building or dwelling unit shall be tested and verified as having an air leakage rate not exceeding 5 air exchanges per hour. Testing shall be conducted by an approved third party and the results must be presented to the building inspector or posted near the electrical panel at time of the final inspection. (SEC R402.4.1.2)