

## **Address**

- Job address is posted.

## **Erosion Control Measures**

- Protected areas and erosion control measures that need to be maintained and/or protected are marked per the approved plan.

## **Footings**

- Permit and approved plans are on site and accessible to the inspector. (R105.7, R106.1.1, R106.3.1)
- Permit information is correct. (e.g., address, permit number, description of work, etc.)
- Check the approved plans for identification of flood hazard area and associated requirements for construction. (R109.1.3, R322)
- The footings and foundation are not located within the setbacks.
- Footings are constructed per plan (R403)
- All loose soil, mud, or water is removed from the bottom of the footing. Debris, water, and/or ice has been removed from spaces to be occupied by concrete. (R403.1, ACI322-08.5.2.4)
- Steel reinforcement is properly placed and the steel grade, size, spacing, splicing, and cover follow the plans. (R403.1.3.5.3)

## **Foundation Wall**

- Top of the wall will project a minimum of 6" above finished grade. (R404.1.6)
- Foundations in flood-prone areas are designed. Flood resistant materials are used below base flood elevation. (R322.2.1)
- The foundation wall is the thickness shown on the approved plan.
- Steel reinforcement is properly placed and the steel grade, size, spacing, splicing, and cover follow the plans. (R403.1.2.5.3)
- Anchor bolts are sized and spaced per the structural plans for shear walls. Double bottom plate locations are identified, and longer bolts installed.
- The required hold-downs are placed per approved plans and manufacturer's installation requirements.
- Crawl space vents are properly sized, spaced and installed. (R408)

## **Underfloor**

- Permit and approved plans are on site and accessible to the inspector. (R105.7, R106.1.1, R106.3.1)
- If foundation was inspected by a special inspector, the reports are approved and with the permit. (R109.2)
- Check the approved plans for identification of flood hazard areas and associated requirements for

construction. Flood resistant materials are used. (R109.1.3, R322)

- Anchor bolts are installed per shear wall schedule, when specified.
- Anchor bolts are installed at a minimum of 2 per plate, spaced maximum 6 feet on center, located in the middle third of the plate width and maximum 12 inches from plate ends. (R403.1.6)
- Square hot-dipped galvanized plate washers (minimum 3 inches by 3 inches by 1/4 inch) are installed at pressure treated plates within the width of the plate at anchor bolts. (R602.11.1)
- Fasteners for preservative-treated wood are hot-dipped zinc coated galvanized steel, stainless steel, silicon bronze or copper. Staples are stainless steel. (R317.3.1)
- I-joists installed per manufacturer's specifications and installation guidelines are on site for use by the inspector.
- Joist framing shall lap at least 3 inches where framed from opposite sides of bearing support and nailed together with (3) 10d face nails or strapped together in an approved manner. (R502.6.1)
- Bearing at floor joist to 1-1/2 inches at wood or steel bearing, and minimum 3 inches at masonry or concrete. (R502.6)
- Identify any point loads which require solid blocking, posting, or additional joists.
- Identify shear wall locations and note joisting and/or hardware details.
- Positive connections at post to pad, post to beam, etc. (R502.9, R407.3)
- Girder end joints occur over supports. (R502.6)
- Foundation plates, sills, and sleepers on concrete, which is in direct contact with the earth, are to be treated wood or wood of natural resistance to decay. (R317.1, item 3)
- Check areas where exceptional conditions may occur. Example: patios, slabs, step areas. Treated plywood and flashing to be installed where concrete is being poured up against framing. Where concrete is being poured over framed floor, approved protective moisture barrier must be installed and inspected prior to concrete pour, or joists and plywood sheathing required to be pressure treated. (R317.1, Item 6)
- Floor crawl access is 18 inches by 24 inches. Foundation crawl access is 16-inches by 24-inches. (R408.4)

## **Exterior Braced/Shear wall**

- Permit and approved plans are on site and accessible to the inspector. (R105.7, R106.1.1, R106.3.1)

- Previous corrections are completed and approved. (R104.4, R109.4)
- Verify the sheathing is the grade and thickness specified on the approved plans and/or engineering. (R604.1 R604.2, R604.3)
- Verify the sheathing is nailed per the shear wall/ braced wall panel schedule on the approved plans.
- Sheathing edges and end joints must be blocked or occur over horizontal or vertical framing members. (R602.10.4.4)
- Plates are fastened per shear wall schedule/approved plans. (R404.3, R403.1.6, R602.11)
- Check nailing attachment requirements for double 2x's as shown on the approved plan and shear wall schedule. (R602.3.1)
- Confirm stud size, height, and spacing.
- Fasteners for preservative-treated wood are hot-dipped zinc coated galvanized steel, stainless steel, silicon bronze or copper. Staples are stainless steel. (R317.3.1)
- Verify that the Portal Frame framing, hold-downs, and nail pattern match that of IRC Figure R602.10.6.2.
- Mid-span clips are installed as required by approved plan or the APA manufacturing and installation requirements. (IRC Table R503.2.2(1))
- Check plans for any specified blocking and/or nailing (i.e., shear wall connections to the roof diaphragm). (R301.1.2, R802.3.3, R803.2)
- Where diaphragms are designated as blocked, all joints in sheathing shall occur over and be fastened to common framing members or common blocking. The size and spacing of fasteners at wood-frame boundaries and panel edges shall be as prescribed by the approved plans. Panels shall not be less than 4 feet by 8 feet except at boundaries and changes in framing where minimum panel dimension shall be 24 inches unless all edges of the undersized panels are supported by and fastened to framing members or blocking. Nails shall be located at least 3/8 inch from the panel edges. (R301.1, NDS 4.3.6)
- Thickness and grade of sheathing shall conform to approved plans or prescriptive requirements. (R803.2.3)

### **Hold-Downs**

- Confirm that all floor-to-floor, wall-to-floor, and lateral straps and transfer connections are installed per the approved plans. (R301.1.2, R602.10, R602.11)
- Hold-downs and straps are attached properly per approved plans and/or manufacturer's installation instructions.
- Verify full height studs are installed at strapping and hold-downs.

- Multiple studs are installed at strapping and hold-downs as required per approved plan or manufacturer's installation instructions.
- Anchor bolt size and spacing is per the shear wall schedule in the approved plans.

### **Under Slab Plumbing**

- No pipes are directly embedded in concrete. All pipes passing through concrete walls or floors are protected from breakage. Voids around piping passing through concrete floors on the ground are appropriately sealed. (UPC 312.1, UPC 312.2)
- Sleeves are used for piping passing through concrete or masonry that are not bored or drilled. (UPC 312.10)
- Drains, wastes and vents are water-tested with a 10-foot head for 15 minutes or air tested at 5psi for 15 minutes. Plastic pipe not allowed to be tested with air. (UPC 712.1, 2,3)

### **Hydronic In Floor Heat**

- Verify that hydronic floor heat is shown on the plans and the space was reviewed for energy code compliance.
- R-10 rigid insulation has been installed under heated areas with a thermal break where the heated slab meets a foundation wall or other conductive slab. (M2103.2, M2103.2.1)
- Piping or tubing to be embedded in concrete shall be tested by applying a hydrostatic pressure of not less than 100 psi for 30 minutes. (M2103.4)
- Piping material meets the requirements of M2103.1

### **Rough-in Plumbing**

- Tub waste openings into crawl spaces must be closed off with metal collars or metal screens fastened to structure with opening no greater than 1/2 inch. (UPC 312.12.3)
- Install 18-gauge nail plates 1-1/2 inches beyond the outside diameter of pipe when plastic or copper plumbing is within 1-inch of face framing. (UPC 312.9)
- Support plastic piping at every 4 feet. Support at each horizontal branch connection. (UPC Table 313.3)
- Support vertical plastic piping at base and each floor. (UPC Table 313.3)
- Each trap shall be protected by a vent. (UPC 1002.2)
- Cleanouts are required at each aggregate horizontal change of direction exceeding 135 degrees. (UPC 707.4)
- Each cleanout is installed so that it opens to allow cleaning in the direction of flow of the soil or waste or at right angles thereto and, except in the case of wye branches and end-of-line cleanouts, installed vertically above the flow line of the pipe. (UPC 707.5)

- No underfloor cleanout shall be located exceeding 20 feet from an access door, trap door, or crawl hole. (UPC 707.9)
- Drain serving the island sink serves no other fixtures upstream from return vent. (UPC 909.1)
- Accessible cleanout in vertical section of foot vent. (UPC 909.1)
- Vents terminate a minimum 6 inches above the roof line. (UPC 906.1)
- Vent clearance to building openings are 3 feet above or 10 feet horizontal. (UPC 906.2)
- Minimum service 3/4 inches. (UPC 610.8)
- Maximum unregulated pressure 80 psi. (UPC 608.2)
- Copper, Polyethylene, PVC, CPVC, PEX, and galvanized pipe, and solvent cements, sealers, solder, thread sealants and flux, must be approved and meet the requirements of NSF 61. (UPC 604, UPC 604.1 and UPC Table 604.1)
- Water lines are tested to the working pressure or 50 psi for 15 minutes. Plastic water piping is not allowed to be tested with air, except PEX piping (per manufacture), which shall be tested with air when subject to freezing. (UPC 609.4)
- Inside the building, barbed insert fittings with hose clamps on plastic water pipe are prohibited. A ford fitting or equal must be installed. (UPC604.14, WA Amendment)
- Hot and cold-water lines installed outside the building or conditioned space insulated with minimum R-3. (UPC 312.6, WA Amendment)
- Standpipe receptors are greater than or equal to 18 inches and less than or equal to 30 inches above the trap. (UPC804.1)
- Trap weir shall not be installed below the floor. Trap weir shall be roughed in minimum 6 inches and 18 inches maximum above the floor. (UPC804.1)
- Clothes washer water hammer arrestor installed. Devices are installed per manufacturer's specification for location and installation. (UPC 609.10, 609.10.1)
- Dishwasher drain requires an air gap. (UPC 807.3)
- Rigidly support faucet and shower head fittings. (UPC 609.1)
- Minimum shower area is 900 square inches with a 30-inch clear diameter to 70 inches from the floor of the shower. (UPC 408.6, WA Amendment)
- Minimum shower rough pan is 30 inches by 30 inches. (UPC 408.6, WA Amendment)
- Water closet set a minimum of 15 inches to center from side wall with a total clear width of 30 inches and 21 inches at the front. (UPC 402.5, WA Amendment)
- Closet ring to vent is a maximum distance of 6 feet. (UPC Table 1002.2)

## **Shower Pan**

- Dam is greater than or equal to 2 inches and less than 9 inches. Exception: For accessible showers, 1/2-inch maximum dam. The dam is measured from the top of the drain to the top of the dam. (UPC 408.5, ANSI A117.1)
- Liner minimum 3 inches above the finished dam. (UPC 408.7)
- Slope/pitch or lining minimum 1/4-inch per foot. (UPC 408.7)
- Doorway has a minimum finished opening of 22 inches wide. (UPC 408.5)
- Test for shower receptor is required. (UPC 408.7.5)

## **Propane Gas Lines - Underground**

- Test gauge has a high reading not more than 5 times the test pressure. G2417.4)
- LP Gas tested at least 1-1/2 times operating pressure but not less than 3 psi for 10 minutes minimum. (G2417.4.2)
- Testing is required only for new pipe added to an existing system. (G2417.1.3)
- Equipment that is not to be included in the test is to be disconnected or isolated by blanks, blind flanges, or caps. (G2417.3.2)
- Pipe protective wrapping must be factory (machine) applied. (G2415.11.2)
- Above grade metallic gas piping requires bonding. (G2411.1)
- 18 AWG yellow insulated copper tracer wire run with PE or PB piping. (G2415.17.3)
- Gas piping is not to be buried under or in a slab within the building. Exception: It is allowed below grade under a building if sleeved in schedule 40 steel, iron, or plastic pipe conduit extending at least 4 inches to outside of building. (G2514.14)
- The interior end of the conduit enclosing the gas pipe is sealed. (G2415.14.1)
- The exterior end of the conduit is a minimum 4 inches outside of the building, vented above grade and installed in order to prevent the entrance of water and insects. (G2415.14.1)
- Gas piping shall not penetrate foundation walls at any point below grade. (G2415.6)

## **Propane Gas Lines - Interior**

- Confirm that all new gas appliances are included on the permit. (R106.1)
- Pipe is supported per Table G2424.1. (G2418.1, G2418.2)
- Underfloor or outdoor piping is a minimum of 3-1/2 inches above ground or roof. (G2415.9)

- CSST piping requires electrical bonding per IFGC 310.2 and shielding devices per manufacturer which extend 4 inches beyond the CSST. (G2415.7)
- Piping other than steel pipe requires nail plate protection if less than 1-1/2 inches from stud face. (G2415.7)
- Except for black steel pipe, exposed piping is identified by a yellow label marked "GAS" in black letters. (G2415.5)
- Test gauge has a high reading not more than 5 times the test pressure. G2417.4)
- LP Gas tested at least 1-1/2 times operating pressure but not less than 3 psi for 10 minutes minimum. (G2417.4.2)
- Testing is required only for new pipe added to an existing system. (G2417.1.3)
- Equipment that is not to be included in the test is to be disconnected or isolated by blanks, blind flanges, or caps. (G2417.3.2)
- All shutoff valves are accessible. (G2420.1.3)
- Accessible shutoff valve required within 6 feet of an appliance and in the same room. (G2420.5)
- Shutoff valves installed inside firebox or fireplace are installed per manufacturer's instructions. (G2420.5.1)
- Smoke alarms and carbon monoxide wiring is installed at all required locations. (R314, R315)
- Tempered glazing is installed at all the required areas. (R308.4)
- Provide the attic access to areas exceeding 30 square feet and a vertical height of 30 inches or greater. The rough framed opening is a minimum 22 inches by 30 inches with a minimum of 30 inches of unobstructed headroom above the access, (R807)
- Wood framing, or equivalent retainer, is installed around the perimeter of the attic access to the height of surrounding insulation to prevent insulation from spilling and to maintain the R-value at the access. (WSEC R402.2.4)
- Sill heights at emergency escape and rescue opening are framed to allow 44 inches maximum distance from the finished floor to the bottom of the clear opening. (R310)
- Emergency escape and rescue openings shall have a net clear opening of not less than 5.7 sqft. The net clear height of the opening shall not be less than 24 inches and the net clear width shall not be less than 20 inches. Exception: Grade floor openings or below grade openings shall have a net clear opening of not less than 5 sq ft. (R310.2.1)

### **Framing/Airseal/Glazing**

- Permit and approved plans are on site and accessible to the inspector. (R105.7, R106.1.1, R106.3.1)
- FEMA Elevation Certificate by licensed surveyor for floor elevation is complete and submitted to the Building Official. R106.1.4)
- Verify that all identified deferred submittals have been submitted, approved, and stamped by Clallam County prior to completing the framing inspection.
- All required electrical, mechanical, fire sprinkler, and rough-in plumbing inspections and prior building inspections have been inspected, approved, and the inspection card has been signed. (R109.1.4)
- Truss calculations and layout have been reviewed and approved by Plans Examiner and are on site for inspection.
- The required special inspections have been completed and the reports are available to inspector. (R109.1.5)
- Not fewer than one layer of water-resistive barrier shall be applied over studs or sheathing with flashing, in such a manner as to provide a continuous water resistive barrier behind the exterior wall veneer. (R703.1.1)
- Plumbing openings to crawl spaces and to living space above are protected by secured metal screens or collars with no openings greater than 1/2 -inch. (UPC 312.12)
- Operable windows with openings more than 6 feet above grade or surface below, where the lowest part of the clear opening is less than 24 inches above interior finished floor are fixed or have openings through which a 4 inch sphere cannot pass. See exceptions. (R312.2)
- Floor or a 36 inch deep landing is installed at the top and bottom of stairways. Landings of shapes other than square or rectangular are permitted provided the depth of the walk line and the total area is not less than that of a quarter circle with a radius equal to the required landing width. Exception: Not required at the top of an interior flight of stairs, if the door does not swing over stairs. (R311.7.6)
- Stairway headroom clearance is minimum 6-feet 8-inches measured vertically from the sloped line adjoining the stairway tread nosing or the floor surface of the landings and platforms to the soffit or other construction above at all points. (R311.7.2)
- All stairways are provided with illumination. (R311.7.9, R303.7)
- Stair nosing 3/4 inches to 1-1/4 inches are required when solid risers are installed except when the tread depth is 11 inches minimum. (R311.7.5.3)
- Stair riser/tread maximum dimension does not exceed the smallest by more than 3/8 inches. (R311.7.5.1, R311.7.5.2)

- Wood materials shall be No. 2 grade or better lumber, preservative treated. (R507.2.1)
- Deck footings shall be placed 12 inches below grade unless the deck is freestanding. (R507.3)
- Deck joists shall be of preservative treated lumber unless approved weatherproof decking membrane is used. (R317.1.3)
- Lateral restraint shall be provided by manufactured connectors or a minimum post embedment of 12 inches. (R507.4.1)
- Deck ledger is 2-inch by 8-inch minimum, preservative treated, No. 2 or better. (R507.9.1.1)
- Hold-down tension devices shall be installed in not less than 2 locations per deck, within 24 inches of each end of the deck. Tension devices design capacity of not less than 1500 lbs. (R507.9.2, WA Amendment)
- Deck Ledger attached to band joist with 1/2 inch diameter lag screw, 1/2 inch diameter lag bolt or ledgerlok per manufacture specifications.
- Top plate splices less than 24 inches, or plates over-notched or over-bored, are strapped with a minimum 16 gage by 1-1/-inch wide metal tie with (8) 10d nails per side.
- All point loads continue to the foundation. (R301.1)
- All headers, beams and columns are installed per the approved plans.
- All headers, beams, glu-lams, LVL's and columns have been reviewed and are stamped with the appropriate grade required per the approved plans. (R602.7)
- Double and triple trimmers installed under headers, lintels, and beams. Most header openings require minimum of (2) trimmers. (IRC Table 602.7(1))
- The wall studs are sized per plan and per code. (IRC Table R602.3(5))
- Fire blocking shall be installed: At furred basement walls not exceeding 10 feet, at soffits, drop ceilings, cove ceilings, at stair stringers at the top and bottom of the run, at openings around vents, pipes, ducts, cables, etc., chimneys and fireplaces, and cornices at a two-dwelling separation. (R302.11)
- Joist framing shall lap at least 3 inches where framed from opposite sides of bearing support and nailed together with (3) 10d face nails or strapped together in an approved manner. (R502.6.1)
- I-joists installed per manufacturer's specifications and installation guidelines are on site for use by the inspector.
- The plans have been checked for installation and securing of special blocking. (R301.1)
- The fastener types and sizes are per the approved plans and schedules. (R301.1)
- The rafters are framed opposite each other at the ridges. (R802.4.2)
- Notches in the top or bottom of rafters don't exceed 1/6 of the nominal depth and are not located in the middle 1/3 of the span. (R802.7.1, R502.8.1)
- Holes are not within 2 inches of the top or bottom of the rafter, and the diameter is not greater than 1/3 the nominal depth. For I-joists, refer to manufacturer's specifications. (R802.7.1)
- Rafter ties are completed per plan, if required. (R802.4.2, R802.5.2.2)
- Purlins, collar ties, and struts are installed as required. (R802.4.5, R802.4.6)
- The truss specifications are on site. They are stamped approved by Plans Examiner. R802.10.1)
- The roofing material has not changed since the original design was approved.
- Trusses have bearing as noted on truss specifications. (R802.10.1, item 3)
- Required hangers are installed per specifications. (R802.10)
- The truss bracing has been completed as noted and shown on the truss engineers plans. (R106.1, R802.10.3)
- Review WSEC worksheets attached to the permit and verify that the windows have been installed per the approved glazing schedule.
- Airseal the junction at the exterior top and bottom plates, the space between windows, doors, skylights, behind electrical or communication boxes and gaps in framing.

### **Insulation - Walls**

- Verify that the permit is for a conditioned space and insulation is required.
- R21 or better wall insulation has been installed in wood framed walls.
- All faced insulation is stapled over the face of the framing member. (WSEC Table R402.4.1.1)
- Basement walls shall be insulated with R-10 continuous insulation on the exterior of the wall, or R-15 continuous on the interior of the wall or R-21 cavity insulation plus a thermal break between the slab and the basement wall at the interior of the basement wall. (WSEC Table R402.1.1)
- Insulation is securely fastened in areas not being fully enclosed (fireplaces, skylights, knee walls). (WSEC - R402.2.8)
- Insulation materials must display the R-value on a side visible for inspections. (WSEC R303.1.2)
- R-value depth markers are installed in the attic for blown in attic insulation and shall be visible from the attic access. (WSEC R402.2.4)
- Insulation baffles are installed adjacent to soffit and eave vents. (WSEC R402.2.3)

## **Insulation - Floors**

- Review WSEC worksheets and approved plans to verify the R-value floor insulation to be installed is correct. Energy Code options may require R38.
- The floor insulation is installed securely in substantial contact with the surface being insulated. (WSEC R402.2.7)
- Air leakage barrier is installed to warm side of floor. (WSEC R402.4)
- Insulation supports are installed at a maximum of 24 inches on center. (WSEC R402.2.8)
- Insulation is not blocking the foundation **vents**. A permanent baffle is installed at 30 degrees from horizontal to divert airflow below the surface of the insulation. (WSEC R402.2.8)
- 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 slab and horizontally beneath the slab for 24 inches. No insulation is required for slab installed 2 feet minimum below grade. (WSEC R402.2.9; Table R402.1.1)
- The entire area of a radiant slab is thermally isolated from the soil with a minimum of R10 insulation and the insulation must be approved for the use.

## **Insulation - Ceiling**

- Review WSEC Worksheets and approved plans to verify the required R-value for the ceiling insulation to be installed.
- Insulation materials must display the R-value on a side visible for inspections. (WSEC R303.1.2)
- Air leakage barrier is installed to warm side of floor. (WSEC R402.4)
- Loose fill insulation may be used in attic spaces where the slope does not exceed 3/12 and where there is at least 30 inches of clear distance from the top of the bottom chord of the truss or ceiling joist to the underside of the sheathing at the roof ridge. (WSEC R402.2.1.1)

## **Interior Braced/Shear Wall**

- Review plans to determine if braced walls or engineered shear walls are located on the interior of the building.
- 1/2 inch drywall installed 7 inches at edges and 7 inches in the field. (R702.3.5, Table R602.10.4)
- Verify engineered shear walls are installed per the approved plans.
- Verify if there are any double-sided shear walls.

## **Propane Tank**

- Propane tank is the size noted on the application and is located in the area shown on the plot plan.
- Interior and exterior LP gas lines have been inspected and approved.
- Propane tank filling connection and fixed maximum liquid level gauge are at least 10 feet from any external source of ignition (e.g. open flame, window a/c, compressor), intake to a direct-vented gas appliance, or intake to a mechanical system. (NFPA 58 6.3.9)
- Tank is located a minimum of 5 feet from a foundation vent, crawl space opening, or operable window sill located below the filling connection. (NFPA-58 6.3.9)

## **WSEC Compliance**

- Verify that all equipment identified on the plans have been installed in the approved locations.
- Blower door test is available to the inspector and has complied with 5.0 ACH (no credit) or inspector witnessed lower ACH for additional energy credit.
- Duct rough-in test affidavit to be onsite and available to the inspector. Maximum 4 CFM per 100 square feet with air handler installed; 3 CFM per 100 square feet without an air handler installed. (WSEC R403.3.3-4)
- Inspector to verify that all equipment, building components, and testing have been completed and installed per the approved plan.
- A permanent certificate shall be completed by the builder and posted on a wall in the space where the furnace is located, a utility room, or an approved location outside of the building. Inspector to verify that the certificate is complete and per the approved plans. (WSEC R401.3)

## **Wood/Pellet/Propane Stove or Fireplace**

### **Insert**

- Manufacture installation manual shall be available to the inspector to aid in inspection.
- Installed per manufacturer's specifications.
- Solid fuel burning appliances and fireplaces have tight-fitting metal/ceramic doors and are certified. Outside combustion air duct 4 inches minimum and 20 feet maximum length. (R1006.6)
- Hearth extensions are readily distinguishable from the surrounding floor and in accordance with the fireplace listing. (R1004.2)
- Appliance shutoff valves shall be located in the same room, and within 6 feet of the appliance. Appliance shutoff valves located in fireplace firebox shall be installed per the appliance manufacturer's

instructions. Shutoff valves for vented decorative appliances and room heaters shall be permitted to be installed in a remote area from the appliance where such valves are provided with ready access, permanent identification, and serve no other appliance. (G2420.5.1-2)

## **Drainage**

- Review permit for drainage requirements. Verify the installation of gutters and downspouts and splash blocks (if approved by Public Works as their drainage plan).

## **Final**

- Permit and approved plans are on site and accessible to the inspector. (R105.7, R106.1.1, R106.3.1)
- All previous inspections are signed off on the inspection card and in the system. (R10r.4, R109.4)
- FEMA Elevation Certificate by licensed surveyor for construction in flood hazard areas is complete and submitted to the Building Official. R106.1.4)
- Green address placard is located at the driveway and is visible from the road. (R319.1)
- All exterior windows, penetrations, and openings caulked. (R703.1.1)
- Exterior siding has been painted and protected per manufacturer's specifications.
- Wood siding has a minimum clearance of 6 inches from the ground and not less than 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. A minimum slope of 5% is required where less than 6 inches of fall in 10 feet. If using swales maintain a minimum 2% slope. (R401.3)
- Carports open on two sides.
- Chimney terminations are 2 feet above any roof/structure within 10 feet and not less than 3 feet above the highest point where the chimney passes through the roof. (R1003.9)
- Verify that deck placement, setback, size, and materials are per approved plans. (R507.1)
- Where a deck is more than 30 inches measured vertically to the floor or grade below at any point within 36 inches horizontally to the edge of the open side, a guard is installed. (R312.1.1)
- Guards do not allow passage of a 4-inch sphere. (R312.1.3)
- Not less than 6 foot 8-inch clearance for headroom shall be maintained throughout. (R311.7.2)
- Stair risers are maximum 7-3/4 inches, treads are minimum 10 inches. (R311.7.5)
- Stair riser/tread maximum dimension does not exceed the smallest by more than 3/8 inches. (R311.7.5.1, R311.7.5.2)
- Guards installed at the sides of stairs do not allow the passage of a 4-3/8 inch sphere. (R312.1.3, Exception 2)
- Triangle formed by riser, tread and bottom element of guardrail does not allow passage of a 6-inch sphere. (R312.1.3, Exception 1)
- Handrails are installed on stairs with 4 or more risers. (R311.7.8)
- Handrails are installed 34 inches minimum to 38 inches maximum, measured vertically from the sloped plane adjoining the tread nosing or finish surface of ramp slope. (R311.7.8.1)
- Handrails meet the cross-sectional requirements for either a Type I or II handrail. (R311.7.8.5, Item 1 & 2)
- Handrail returns to wall or newel post/safety terminals maximum 4-1/2 inches off wall with minimum 1-1/2 inches clear space from inside of rail to wall. (R311.7.8.3.2, R311.7.8.3, R311.7.8.3.4)
- Garage is separated from the dwelling and its attic area by not less than 1/2 GB applied to the garage side. Garages beneath habitable spaces above shall be separated by 5/8-inch Type X GB. Structures supporting a floor/ceiling assembly are protected by minimum 1/2-inch GB. (Table R302.6)
- Garage door to house is weather-stripped. (WSEC R402.2.4)
- Solid wood doors not less than 1-3/8 inches in thickness, solid or honeycomb-core 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 the house and the garage. (R302.5.1)
- Penetrations through garage walls and ceiling are filled with approved material to resist free passage of flame and smoke. (R302.5.3, R302.11, item 4)
- Garage floor surfaces shall be of approved noncombustible material. The area of the floor used for parking of automobiles or other vehicles shall be sloped to facilitate the movement of liquids to a drain or toward the main vehicle entry door. (R309.1)
- Source of ignition must be a minimum of 18 inches above the floor unless listed as flammable vapor ignition resistant. (M1307.3)
- Bollard or wheel stop required if equipment is subject to mechanical damage. (M1307.3.1)
- The permanent energy code certificate sticker has been completed and is displayed in an approved location. (WSEC R401.3)
- Attic and crawl space access doors are insulated and gasketed. (WSEC R402.2.1.1.)

- Vapor barrier (black 6 mil. plastic or approved equal) covers the crawl completely, wall-to-wall, with all seams lapped 6 inches and extended to the foundation wall. (R408.1)
- Remove all debris from the crawl space. (R408.5)
- Floors constructed of I-joist or less than 2 by 10 dimensional lumber to be fire protected on the underside where a crawl space is used for storage or contains fuel burning appliances. (R302.13)
- Temperature and pressure relief valve required on water heaters. The drain from the relief valve must be able to drain by gravity. (UPC 608.5)
- The pipe for the drain to be equal to the size of the outlet valve. (UPC 608.5)
- The drain terminates outside the building 6 inches - 24 inches above grade and has a 90-degree elbow to direct the flow towards the ground or drain. It may not be directly connected to a sanitary sewer. (UPC 608.5, UPC 805.1)
- Water heaters located in a garage to be raised so that the source of ignition is at least 18 inches above the floor unless listed as flammable vapor ignition resistant. (M1307.3)
- Seismic strapping to be installed. Two straps, 1 in lower 1/3 and 1 in upper 1/3 and 3/4 inches wide. Strap to be 22-gauge metal with each end of strap bolted onto two different studs. Lower point strapping at 4 inches minimum above the controls. (M1307.2, UPC 507.2)
- Water heaters in attics, attic-ceiling assembly, floor-ceiling assembly, or floor/subfloor assembly where damage may result from a leaking water heater, a watertight pan of corrosion resistant material is installed with a 3/4-inch drain that is piped to an approved location. (UPC 507.5)
- Each dwelling unit shall be equipped with a ventilation system. The whole-house mechanical ventilation systems shall be designed in accordance with sections M1505.4.1 through M1505.4.4. The whole-house ventilation system shall operate continuously at the minimum rate determined per section M1505.4.2 unless configured with intermittent off controls per Section M1505.4.3.2)
- A 4-inch metal dryer exhaust duct is installed with smooth interior. (M1502.4.1)
- Two methods for determining dryer duct length: 1) Exhaust duct doesn't exceed 35 feet from the transition connection to the outlet terminal. Where fittings are used the reductions in Table M1502.4.5.1 shall be used; 2) The size and maximum length shall be determined by the dryer manufacturer.
- Exterior termination is backdraft dampered with no screens, and 3 feet minimum away from any openings into building. (M1502.3)
- Distance above top of cooktop to unprotected combustible material not less than 30 inches and 24 inches if exceptions are met. (M1901.1)
- Clearance to adjacent combustibles surfaces per the manufacturer's installation instructions. (M1901.2)
- Range hoods with an exhaust rate over 400 CFM shall be mechanically or passively provided with makeup air at a rate approximately equal to the exhaust air rate unless all fuel burning appliances are direct vent or uses a mechanical draft venting system with at least one damper. (M1503.6)
- Smoke alarms shall be listed in accordance with UL217.
- Smoke alarms shall be located on every floor level, in each bedroom and in hallways serving bedrooms. Smoke alarms shall be placed not less than 3 feet from the door of a bathroom that contains a tub or shower unless this would prevent the placement of an alarm required by code. (R314.3)
- Alarms are interconnected and hard wired unless the area of work does not result in the removal of interior wall or ceiling finishes exposing the structure unless there is an attic, crawl space, or basement available which could provide access for the hard wiring. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm. (R314.4)
- A heat detector or heat alarm rated for ambient outdoor temperatures and humidity shall be installed in new garages that are attached to or located under new and existing buildings. Heat detectors and heat alarms shall be installed in a central location. (R314.2.3)
- Carbon monoxide alarm shall be listed UL2034. Combination carbon monoxide and smoke alarms shall be listed UL20334 and UL2217. (R315.2.1, R315.2.2)
- Carbon monoxide alarms shall be installed outside each separate sleeping area in the immediate vicinity of the bedrooms on each level of the dwelling unit. Where a fuel burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.