

Permits, Plans, and Address

- Plans, permit, and any other relevant documentation (blower door test and final energy code compliance certificate, special inspections, engineer letters) must be on site at time of inspection. R106.3.1
- House numbers are plainly visible legible from the street or road fronting the property. Each character is minimum 5 inches in height (City of Port Townsend Municipal Code Title 12.16) and of contrasting color. (R319.1)

Exterior

- All exterior windows, penetrations, and openings caulked. (WSEC R402.4.1.2; R703.1.1)
- 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) Spark arresters installed on top of chimney. (R1003.9.2)
- 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 fall in 10 feet. If using swales maintain a minimum 2% slope. (R401.3)
- Insulation applied to the exterior of basement walls, crawlspace walls and the perimeter of slab on-grade floors shall have a rigid, opaque and weather-resistant protective covering to prevent the degradation of the insulation's thermal performance. The protective covering shall cover the exposed exterior insulation and extend a minimum of 6 inches below grade. (WSEC 303.2.1)

Decks, Exterior Stairs, and Walkways

- All deck material treated or naturally resistant to decay. 317.1 #6
- Fasteners and hardware for pressure preservative and fire-retardant-treated wood shall be of hot-dipped galvanized steel, stainless steel, silicon bronze or copper. (R317.3, R317.3.1, Manufacturer's Installation Instructions)
- Deck lateral connections require a minimum (2) 1,500 pounds hold-down tension devices, installed in not less than two locations (ends) per deck, installed and connected to interior parallel joists per IRC Figure 507.9.2(1). Alternatively, not less than (4) 750 pounds hold-down tension devices shall be installed per deck as depicted in IRC Figure 507.9.2(1) and IRC Figure 507.9.2(2). Exception: Decks less than 30 inches above grade. (R507.9.2)
- 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)
- Deck stairs shall be not less than 36 inches wide. Riser height shall not be greater than 7 ¾ inches in height. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 of an inch. Tread depth shall not be less than 10 inches. R311.7.1, R311.7.5.1, R311.7.5.2
- Handrails shall be provided on not less than one side of each flight of stairs with four or more risers. Handrails shall be between 34 and 38 inches in height. Required handrails shall be graspable in nature. R311.7.8, R311.7.8.1, R311.7.8.5

Interior

- Garage door to house is weather stripped. 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 door, or 20-minute fire-rated doors, equipped with a self-closing device or automatic-closing device is installed between house and garage. WSEC R402.2.4, R302.5.1
- The building or dwelling unit shall be tested and verified as having an air leakage rate of not exceeding 5 air changes per hour. Testing shall be conducted with a blower door at a pressure of 0.2 inches. (50 Pascals). Testing shall be conducted by an approved third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the code official. (WSEC R402.4.1.2)

Attics

- Attic accesses required to areas exceeding 30 square feet and which have a vertical height of 30 inches or greater. (R807.1)
- Accesses shall be in hallways or other readily accessible location. (R807.1)
- Attic access has an unobstructed opening 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)
- Access door insulated and gasketed at insulated ceilings and surrounding curb is minimum 12 inches in height. (WSEC R402.2.1.1, WSEC R402.2.4)
- Blow-in insulation has not filled/blocked baffles. Maintain a 1-inch clearance between roof sheathing and insulation. Blow in insulation must have a 1-inch clearance to gas fired exhaust vents. R806.3, WSEC R402.2.1.1

Crawl Space

- Floor crawl access 18 inches by 24 inches minimum. Openings through a perimeter wall to crawl shall be 16 inches by 24 inches minimum. R408.4
- Ventilation at crawl space unobstructed by insulation. WSEC R402.2.7
- 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)
- R-30 insulation is installed against bottom of floor and secured in place. (WSEC Table R402.1.1, WSEC R402.2.7)

Interior Stairs and Handrails

- Stair riser/tread maximum dimension does not exceed the smallest by more than 3/8 inch. (R311.7.5.2)
- Not less than 6-foot 8-inch clearance for headroom is maintained at stairs, measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing or platform on that portion of the stairway. (R311.7.2)
- All stairs are provided with illumination, and 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)
- Nosings at treads have projections between 3/4-inch and 1-1/4 inches are required when solid risers are installed, except when the tread depth is 11" minimum. (R311.7.5.3)
- 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-inch. (R311.7.5.1)
- Handrails are installed on stairs with 4 or more risers. (R311.7.8)
- Handrails are installed 34 inches minimum and 38 inches maximum, measured vertically from the sloped plane adjoining the tread nosing or finish surface of ramp slope. (R311.7.8.1)



Guards

- Guards do not allow passage of a 4-inch sphere. (R312.1.3)
- Guards installed at the sides of stairs do not allow the passage of a 4-3/8-inch sphere. (R312.1.3, Exception2)
- Guards adjacent to floor surfaces over 30 inches from adjacent floor or grade are a minimum 36 inches height measured from floor/grade to the top of the guard. (R312.1.2)
- Triangle formed by riser, tread, and bottom element of guardrail does not allow passage of a 6- inch sphere. (R312.1.3, Exception1)
- Open sides of stairs with a total rise of 30 inches above the floor or grade below have guards a minimum 36 inches in height when measured vertically from the stair nosing to the top of the guard. (R312.1.2)
- Handrails and guards are capable of withstanding 200 pounds applied in any direction at any point on the rail. (IRC Table 301.5)

Smoke Alarms

- Alarms are interconnected in such a manner that the activation of one alarm will activate all of the alarms. R314.4
- Smoke alarms at every floor level, in each bedroom, and in hallways serving bedrooms. (R314.3, NFPA 72)
- Carbon monoxide detectors shall be installed at every floor level and adjacent to sleeping areas. (R315.3)

Windows

- Bedroom windowsills are not more than 44 inches from floor to bottom of window opening. Windows have a clear opening of 5.7 square feet minimum, 20 inches minimum in width, and 24 inches minimum in height. Grade floor or below grade openings may have a minimum 5 square feet clear opening. (R310.2.1, R310.2.2)

Safety glazing installed in hazardous locations is marked with type and thickness. Mark is acid etched, sandblasted, ceramic-fired, embossed or made by other permanent means. (R308.1)

