



# ***Kitsap County***

## ***Department of Community Development***

### ***Residential Underfloor Inspection***

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This checklist reflects code requirements of the 2018 International Residential Code (IRC), Washington State Amendments as adopted by the State Building Code Council (SBCC), and Title 14 of the Kitsap County Code. It incorporates most inspected items for the inspection type, but it does not include every possible condition or code requirement. The intended users of this checklist are Kitsap County Building Inspectors, but it may also serve as a guide to contractors and permit holders.

#### ***Permits and Plans***

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- Job address shall be posted in a visible location. (R319.1)
- Permit and approved plans are on site and accessible to the inspector. All documentation must be legible. (R105.7, R106.1.1, R106.3.1)
- Note corrections left from current or prior inspections which need to be addressed at this time.
- Check the approved plans for identification of flood hazard area and associated requirements for construction. (R109.1.3, R322)
- Check approved plans for Manchester or Illahee building height restrictions. If so, then a height survey will be required. The Height Survey must be completed after the underfloor inspection approval and prior to sheathing/shear inspection. A survey certificate must be provided giving the height of the finished floor system and the anticipated design height of the home. The certificate must be uploaded to the permit portal and reviewed in the office. No site inspection is required.

#### ***Grade***

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- Grade under girders or beams is 12 inches minimum. (R317.1, Item 1)
- Grade under joisting is 18 inches minimum. (R317.1, Item 1)
- If less than 12 inches and 18 inches, respectively, beams and girders, and joists shall be pressure-treated. (R317.1)
- Verify the lowest floor elevations for any construction identified as being in flood hazard areas. (R322)

#### ***Foundation***

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- Foundation has not been damaged by backfill or framing methods. (R404.1.7)

#### ***Hardware***

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- Anchor bolting is 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 between 7 bolt diameters and 12 inches from plate ends. (R403.1.6)



## **Kitsap County**

### **Department of Community Development**

- Plate washers, not less than 0.229 inch by 3 inches by 3 inches in size, shall be installed between the foundation sill plate and the nut except where approved anchor straps are used. The hole in the plate washer can be diagonally slotted with a width of up to 3/16 inch larger than the bolt diameter and a slot length not to exceed 1 ¾ inches, provided a standard cut washer is placed between the plate washer and the nut. Plate washers shall be hot-dipped galvanized when installed at pressure treated plates. (R602.11.1)
- Anchor bolts will have a minimum 7 inches of embedment into the foundation wall. (R403.1.6)
- Check for any strapping at drag struts, hold downs, top flange hangers, specified hardware, etc. which may occur at underfloor areas.
- Check for missing or damaged hold-downs and anchor bolts within sill plate, proper anchor bolt placement where sill plates have been cut and/or foundation vents provided. (R317.3.1)
- Fasteners for preservative-treated wood shall be of hot dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper. Staples shall be of stainless steel. Coating types and weights for connectors in contact with preservative-treated wood shall be in accordance with the connector manufacturer's recommendations. In the absence of manufacturer's recommendations, a minimum of ASTM A 653 type G185 zinc-coated galvanized steel, or equivalent, shall be used. (R317.3.1) Exceptions:
  - o **One-half-inch diameter or greater steel bolts.**
  - o Fasteners other than nails, staples and timber rivets shall be permitted to be of mechanically deposited zinc coated steel with coating weights in accordance with ASTM B 695, Class 55 minimum.
  - o Plain carbon steel fasteners in SBX/DOT and Zinc Borate preservative treated wood in an interior, dry environment shall be permitted.

#### **Framing**

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- Review floor plan for sizing, spacing, grade, locations, etc., of joists, beams, and posting.
- Dimensional joist bearing to be minimum 3 inches on concrete or masonry and 1-1/2 inches on wood or metal. (R502.6)
- Hangers are installed at head-outs, cantilevers, etc. (R502.6.2)
- Joists bearing and beams are supported laterally at ends and at bearing points by solid blocking. (R502.7)
- Nailing of joisting, double joists, rims, etc. are per plan and code. (Table R602.3 (1))
- If wood I-joists are being used, verify layout and that installation guides are onsite. Check that blocking detail, bearing requirements, etc. are per manufacturer's specifications.
- Load bearing cripple walls with studs less than 14 inches, are fully blocked and sheeted one side minimum with plywood and nailed per shear schedule or Table 602.3(1). (R602.9, WA Amendment)



## ***Kitsap County***

### ***Department of Community Development***

- When cripple wall studs exceed 48 inches, the studs are the size and layout required for an additional story. (R602.9, WA Amendment)
- Load bearing cripple walls are braced per code, minimum. (R602.9, WA Amendment)
- Identify any point loads which require blocking, posting, additional joists, etc.
- Identify shear walls and note joist, hardware details, top and bottom transfer details, etc.
- Check areas where shear wall and floor diaphragm nailing and/or blocking may occur (typically blocking perpendicular to joists/trusses or specified hardware connections).
- Check crawl space venting requirements: 1 square foot for each 300 feet of under-floor space. (Can also be seen at later inspection.) (R408.1, R408.2, WA Amendment)
- Check areas where plumbing may cause problems, such as toilet flanges centered on joists, plumbing walls, etc.
- Girder end joints occur over supports. (R502.6)
- Positive connections at post to pads, post to beams, etc. (R502.9, R407.3)
- 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)