



Residential Framing (Subfloor) Inspection

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

This subfloor **framing** inspection will occur after foundation walls are completed and before you install the floor sheathing over the crawl space.

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 accessible to the inspector. (R105.11)

Grade

- Grade under girders or beams is 12 inches minimum. (R317.1)
- Grade under joisting is 18 inches minimum. (R317.1)
- If beams/girders are less than 12 inches and floor joists are less than 18 inches above grade, the wood shall be pressure-treated. (R317.1)

Hardware

- Anchor bolts are installed at a minimum of 2 per sill plate, spaced at a maximum 6 feet on center, located in the middle third of the sill plate width and maximum 12 inches from sill plate ends. (R403.1.6)
- Square hot-dipped galvanized plate washers (minimum 3 inches by 3 inches by ¼ inch) are installed between the sill plate and nut of anchor bolts. (R602.11.1)
- Check for specified hardware such as, any strapping at drag struts, hold downs or top flange hangers.

Framing

- Review structural plans for joists, beams, and posts. Note their size, type, spacing, grade, etc.
- The ends of each joist shall have not less than 3 inches of bearing on concrete or masonry and 1-1/2 inches on wood or metal. (R502.6)
- Joists shall be supported laterally at the ends by solid blocking to prevent rotation. (R502.7)
- Nailing of joisting, rims, etc. are per plan and code. (Table R602.3 (1))
- If wood I-joists are being used, verify that blocking detail, bearing requirements, etc. are per manufacturer's instructions.
- Load bearing cripple walls with studs less than 14 inches are fully blocked and sheeted, on one side at minimum, with plywood and nailed per the shear wall schedule.
- When cripple wall studs exceed 48 inches, the studs are the size required for an additional story. (R602.9)
- Positive connections at post to pads, post to beams, etc. (R502.9)
- Check areas where shear wall and floor diaphragm nailing and/or blocking may occur, for example blocking perpendicular to joisting.
- Check crawl space venting requirements: 1 square foot for each 300 feet of underfloor space.

- Check for crawl space access. Access openings through the floor shall be not smaller than 18 inches by 24 inches. (R408.4)

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.