Residential Insulation 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 an insulation inspection. Please note that construction projects vary. As such, additional requirements may be needed.

Schedule your **insulation** inspection before covering the walls and ceilings, and (where required) placement of concrete slab.

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 are accessible to the inspector. (R105.11)
- Check previous inspection comments for corrections that need to be inspected.

General

- The roofing is complete and exterior weather-resistant barrier is installed. (R701.2)
- Insulation materials must display the R-rating on a side visible to the inspector. (Seattle Energy Code- R303.1.2)
- Insulation is securely installed in floors, walls, and ceilings not being fully enclosed. (Floors/walls in crawlspaces)
- All recessed light fixtures are IC (insulation contact) rated or enclosed within a sealed assembly.

Access Hatches and Doors

- Access doors from conditioned spaces to unconditioned spaces are weather-stripped and insulated to a level equal to the insulation at surrounding surfaces. (SEC R402.2.4)
- Wood framing, or equivalent retainer, is installed around the perimeter of the attic access to the height of the surrounding insulation to prevent insulation from spilling and to maintain the R-value at the access. (SEC R402.2.4)

Attic Insulation

- For air-permeable insulation, baffles are installed adjacent to soffit and eave vents. (SEC R402.2.3)
- For blown-in insulation, R-value depth markers are installed in the attic showing the installed thickness and installed every 300 square feet and are visible from the attic access. (SEC R303.1.1.1)

Wall and Ceiling Insulation

- All cavities in the thermal envelope shall be filled with insulation. Batt type insulation shall show no voids or gaps. (SEC Table R402.4.1.1)
- Where an obstruction exists like an electrical panel or blocking, the insulation will be cut to fit the remaining cavity. (SEC Table R402.4.1.1)
- All faced insulation is stapled over the face of the framing. (SEC Table R402.4.1.1)

Floor Insulation

- Floor insulation is installed securely and is in substantial contact with the surface being insulated. (SEC R402.2.7)
- Insulation supports are installed at a maximum of 24 inches on center. (Crawl space insulation is checked at Building Final inspection.) (SEC R402.2.8)
- Insulation is not blocking the foundation vents. (SEC R402.2.8)

Concrete Slab Insulation

- Slab Insulation, 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 top of the slab and horizontally beneath the slab for a total of 24 inches. (SEC R402.2.9)

Moisture Control

- 6-mil black plastic is installed at the crawl space, overlapped a minimum of 12 inches and running wall to wall. Exception: The ground cover may be omitted if the crawl space has a concrete slab floor with a minimum thickness of 3 ½ inches.
- Exterior joints around windows, door frames, openings between walls and foundations, bottom plates, and corners at inside of exterior walls are sealed, caulked, gasketed, or weather-stripped to limit air leakage. (SEC R402.4)
- All exterior doors and doors serving as access to enclosed unheated areas are weather-stripped. (SEC R402.4)