

(Effective until March 15, 2024)

WAC 51-11C-10500 Section C105—Validity.

C105.1 General. If a portion of this code is held to be illegal or void, such a decision shall not affect the validity of the remainder of this code.

[Statutory Authority: RCW 19.27A.020, 19.27A.025 and chapters 19.27 and 34.05 RCW. WSR 13-04-056, § 51-11C-10500, filed 2/1/13, effective 7/1/13.]

(Effective March 15, 2024)

WAC 51-11C-10500 Section C105—Inspections.

C105.1 General. Construction or work for which a permit is required shall be subject to inspection by the *code official*, his or her designated agent, or an *approved agency*, and such construction or work shall remain visible and able to be accessed for inspection purposes until *approved*. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain visible and able to be accessed for inspection purposes. Neither the *code official* nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material, product, system or building component required to allow inspection to validate compliance with this code.

C105.2 Required inspections. The *code official*, his or her designated agent, or an *approved agency*, upon notification, shall make the inspections set forth in Sections C105.2.1 through C105.2.6.

C105.2.1 Footing and foundation insulation. Inspections shall verify footing and/or foundation insulation *R*-value, location, thickness, depth of burial and protection of insulation as required by the code, *approved* plans and specifications.

C105.2.2 Thermal envelope. Inspections shall be made before application of interior finish and shall verify that envelope components with the correct type of insulation, the *R*-values, the correct location of insulation, the correct fenestration, the *U*-factor, SHGC, VT, and air leakage controls are properly installed as required by the code, *approved* plans and specifications, including envelope components in future tenant spaces of multitenant buildings.

C105.2.3 Plumbing system. Inspections shall verify the type of insulation, the *R*-values, the protection required, controls, and heat traps as required by the code, *approved* plans and specifications.

C105.2.4 Mechanical system. Inspections shall verify the installed HVAC equipment for the correct type and size, controls, duct and piping insulation *R*-values, duct system and damper air leakage, minimum fan efficiency, energy recovery and economizer as required by the code, *approved* plans and specifications.

C105.2.5 Electrical system. Inspections shall verify lighting system controls, components, meters, motors and installation of an electric meter for each dwelling unit as required by the code, approved plans and specifications.

C105.2.6 Final inspection. The final inspection shall include verification of the installation and proper operation of all required building controls, and documentation verifying activities associated with required building commissioning have been conducted in accordance with Section C408.

C105.3 Reinspection. A building shall be reinspected when determined necessary by the *code official*.

C105.4 Approved inspection agencies. The *code official* is authorized to accept reports of approved inspection agencies, provided such agencies satisfy the requirements as to qualifications and reliability relevant to the building components and systems they are inspecting.

C105.5 Inspection requests. It shall be the duty of the holder of the permit or their duly authorized agent to notify the *code official* when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this code.

C105.6 Reinspection and testing. Where any work or installation does not pass an initial test or inspection, the necessary corrections shall be made so as to achieve compliance with this code. The work or installation shall then be resubmitted to the *code official* for inspection and testing.

[Statutory Authority: RCW 19.27A.020, 19.27A.025, 19.27A.160 and chapters 19.27A and 19.27 RCW. WSR 22-14-091, 23-12-101, and 23-20-021, § 51-11C-10500, filed 7/1/22, 6/7/23, and 9/25/23, effective 3/15/24. Statutory Authority: RCW 19.27A.020, 19.27A.025 and chapters 19.27 and 34.05 RCW. WSR 13-04-056, § 51-11C-10500, filed 2/1/13, effective 7/1/13.]