



**PLANNING BUILDING AND  
PUBLIC WORKS DEPARTMENT**

**RESIDENTIAL  
FRAMING  
INSPECTION  
CHECKLIST  
CH - 018**

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**RESIDENTIAL FRAMING INSPECTION CHECKLIST**

This checklist is intended for use to prepare for an inspection. This is only a general list and is not intended to address all possible conditions. References are to the International Residential Code (IRC) and the currently adopted Washington State Energy Code (WSEC). These are some of the more commonly overlooked items.

**PLANS AND PERMITS**

- Is the job address posted in visible location.
- Are approved plans and permits on site?
- Were previously required inspections (rough mechanical, rough plumbing, rough electric, prior required building inspections) signed off?
- Are there any corrections left over which need to be addressed at this time?

**GENERAL**

- Check the roof and exterior wall sheathing for compliance with the sound control requirements DMMC 14.08.280 attached to the front of the approved plans.
- Check the window STC rating or glazing components for compliance with the sound control requirements DMMC 14.08.280 attached to the front of the approved plans.
- Are exterior openings flashed properly?
- Is the exterior dried in? Minimum roof completed and walls covered with building paper or comparable. (IRC R703.1) (Framing inspection cannot be signed off until this is done.)
- Has structure been exposed to enough moisture to warrant delay in framing signoff?
- Have penetrations at top/bottom plates, fire blocking, etc. been sealed? (IRC R602.8 & WSEC 502.4.3)
- Has the caulking at the plate line and insulation around windows, been completed?
- Check to see that all fire blocking is complete. (Example: soffits, chases, dropped ceilings and stairs where the underside is unfinished, etc.) See code section for specific locations and fire blocking materials. (Where rock wool is used for fire blocking, it is to be securely retained in place.) (IRC R602.8)
- Check under-floor areas at plumbing & mechanical. to see if damage has been done to joisting. See structural section regarding notching and boring. (IRC R502.8)
- Is all nailing per code and per plan? Note: shear wall schedule for specific nail patterns at walls, plates, etc. (IRC TABLE R602.3(1) )

- Are smoke alarms installed at all required locations? When interior alterations, repairs or additions requiring a permit occur, or when one or more sleeping rooms are added or created in existing dwellings, the individual dwelling unit shall be provided with smoke alarms located as required for new dwellings; the smoke alarms shall be interconnected and hard wired. Required locations are all sleeping rooms, halls outside of sleeping rooms, and each floor level. See code section regarding specific requirements, etc. (IRC R313.1)
- Is tempered glazing installed at all required areas, such as tubs, showers, stairs, walkways, doors, and adjacent areas, etc. See code section for specifics. It is a good idea to check at this point in the job, since glazing can be a long lead-time item and can be rechecked at later inspections.) (IRC R308.4)
- Check stair widths. (Rough width 37" allows for 36" finished width.) (IRC 311.5.1)
- Stair risers minimum 4"/maximum 7 3/4", treads minimum 10". (IRC 311.5.3)
- Stair riser/tread maximum dimension not to exceed smallest by >3/8".
- Verify that headroom at stairways will finish out at not less than 6'8" height. (IRC 311.5.2)
- Minimum ceiling height and room dimensions. (IRC R305)
- Confirm that attic access is minimum 22" x 30", with a minimum 30" unobstructed headroom. (IRC R807)

### **STRUCTURAL FRAMING**

- End joints occur over framing. (IRC R703)
- Check plans for any specified blocking and/or nailing. Example: Shear wall connections to roof diaphragm. Check plans and schedules for fastener type and size.
- Typical nailing at roof is 6" at sheet ends and 12' in the field. \*Note: edge spacing at roof framing applies at gable-end walls. ( IRC TABLE R602.3 (1) ).
- Roof sheathing nailed in accordance with IRC TABLE R602.3 (1), and or approved drawings. (IRC R803.)

### **HOLDOWNS AND HARDWARE**

- Have all required special inspections been done? (bolting into concrete, structural welding, moment frames, etc.) (IBC 1704)
- Are proper fasteners being used? (type, size, application) ( IRC TABLE R602.3 (1) ).  
Check for required lumber grades as shown on plans.
- Has framing been done to plan? (Review framing plan for each level of house including roof. Note any details or references to structural information.)
- Review any approved engineering documents attached to plans.
- Have mechanical connectors (straps, holdouts, clips, hangers, etc. been installed pr plan and per manufacturer)?
- Full height studs required at all hold-downs, strapping, etc. Nailing into all studs at hold-downs and straps may be required. See manufacturer's specifications and architectural details.

## **WALL CONSTRUCTION**

- Are all plate breaks (IRC R602.3.2) less than 2' and over-notched or over-bored plate lines strapped (minimum 8-16'sper plate per side).( IRC R602.6.1 )
- Check that point loads continue to foundation.
- Are studs at walls sized per plan per code? (Third story conditions, short walls, bearing for trusses, etc.)
- Check for over-notched and over-bored studs. Exterior and bearing walls may be cut or notched up to 25% of its width and up to 40% in nonbearing walls. Holes not greater in diameter than 40% of the stud width may be bored in any stud. Holes up to 60% may be bored in nonbearing studs and through two bearing studs when the studs are doubled. (IRC R602.6)
- Check shearwall requirements and schedules. Confirm shear nailing pattern, fasteners, plate and stud sizes, attachments, etc.
- Check for overnailing and overdriving of all fasteners (nails or staples).

## **FLOOR JOIST CONSTRUCTION**

- Bearing at floor joists: 1½" at wood or steel bearing. Minimum 3" at masonry or concrete. (IRC R502.6)
- Check for over-notching and boring. Notches at ends of joists not to exceed 1/4 of the depth. I notches in the top or bottom of joists not to exceed 1/6 depth and not located in middle 1/3 of the span. I notching not exceeding 1/3 of the depth is permitted in the top of the ceiling joist, not further from the face of the support than the depth of the member. I holes not within 2" of the top or bottom and the diameter not >1/3 the depth. For I-joists, refer to manufacturer's specifications. (IRC R502.8)
- Confirm layout, sizes, spans, etc.
- Joisting lapped at least 3" where framed from opposite sides of bearing or tied together in an approved manner. (IRC R502.6.1)
- Framed openings: (IRC R502.10) trimmer and header joists doubled or equivalent dimension when header span >4'. when >6', header joists need to be hangered, bear on beam, partition or wall, tail joists >12', need to be hangered or supported by 2x2 ledger.

## **ROOF CONSTRUCTION**

- When roof slope is less than 3 in 12, ridges, hips, and valleys need to be inspected as beams. (IRC R802.3)
- Rafters framed opposite each other at ridges. (IRC R802.3)
- Confirm layout, sizes, spacing, etc.
- Check rafter ties if required.

- Check purlins if required.
- Minimum thickness of ridge is 1" nominal width and not less in depth than the cut at rafter end. (IRC R802.3)
- Valley and hip rafters not less than 2" nominal width and not less in depth than cut of rafters. (IRC R802.3)
- Check for over-notching and boring. Notches at ends of rafters not to exceed 1/4 of the depth. 1 notches in the top or bottom of rafters not to exceed 1/6 depth and not located in middle 1/3 of the span. Notching not exceeding 1/3 of the depth is permitted in the top of the rafter or ceiling joist not further from the face of the support than the depth of the member. Holes not within 2" of the top or bottom and the diameter not >1/3 the depth. (IRC R502.8)

### **TRUSSES (IRC R502.11 and ANSI/TPI 1)**

- Are truss specifications on site?
- Have the specifications been stamped and signed by an engineer?
- Are the trusses stamped by the manufacturer?
- Is the truss supplier the same as the engineering drawing supplier?
- Does truss configuration meet the design drawings? (Has pitch been changed creating a height problem?)
- Has the roofing material changed, creating added load?
- Do the trusses have bearing as noted on truss specifications?
- Do grade marks match design specifications?
- Do lumber sizes match design specifications?
- Check connection plate sizes, gauges and locations.
- Has all truss bracing been completed per specifications?
- Does stamp on truss show appropriate information?
- Is all bracing returned to structure?
- Are all top cords braced per specifications by either plywood or other?
- Are top cord spans braced and posted per specifications?
- Check for posting under all girder bearing points.
- Check plans and truss specifications for required connectors at plate lines, truss connections, etc.

### **CONDITIONS OF APPROVAL**

- Review approved plans for conditions of approval.

### **PLAN DEVIATIONS**

- Have any field changes been made to the approved design?