Residential Inspection Checklist – Framing

The intended use of this checklist is for preparation of an inspection. This is only a general list and is not intended to address all circumstances. Please refer to the 2018 International Residential Code and the City adopted amendments to the code.

Please verify the following before calling for the framing inspection:

PERMITS AND PLANS
☐ Job address shall posted on in a visible location. ☐ Permit and approved plans and specifications for roof and floor engineered systems are on site and accessible to the inspector. ☐ Prior to scheduling the inspection, the contractor or person doing the work has reviewed the approved plans and can assure that the construction being inspected is consistent and complete. Including all required hardware framing and referenced framing materials. ☐ All required electrical, mechanical and plumbing rough-in inspections and prior inspections have been inspected, approved and the inspection tags onsite.
GENERAL
☐ The roof is complete and exterior moisture barriers are installed ☐ The penetrations at top and bottom plates, fire blocks, soffits, ceiling lines, etc, are sealed and installed where required. ☐ The installation of plumbing, mechanical, electrical rough-in work has not damaged the wall framing, floor joists or roof framing. Notching and boring of framing members cannot exceed code requirements. ☐ Smoke alarm and carbon monoxide wiring is installed at all required locations. ☐ Tempered glazing is installed at all required locations. ☐ Provide attic access to areas exceeding 30 sq. ft. and vertical height of 30” or greater. The rough framed opening is a minimum 22” X 30” with a minimum 30” of unobstructed headroom above access and shall be located in a hallway or other location with ready access. See also the Plumbing Rough In and the Mechanical Rough In Checklist for additional requirements. ☐ Sill heights at emergency escape and rescue openings are framed to allow 44” maximum distance from finished floor to the bottom of the clear opening. ☐ Windows and doors, emergency escape and rescue openings: type, location, dimensions, framing of openings and special requirements.
STAIRS
☐ Rise and run. ☐ Width. ☐ Headroom. ☐ Treads and risers. ☐ Winders. ☐ Landings. ☐ Handrails. ☐ All stairs are provided with illumination as per code sections. ☐ Stair nosing ¾” – 1 ¼” required when solid risers are installed except when the tread depth is 11” minimum. ☐ Radius of curvature at the leading edge of the tread is not over 9/16”. ☐ Stair riser/tread maximum dimension doesn’t exceed smallest by >3/8”.

HOLD-DOWNS/HARDWARE/SILL PLATES
☐ Sills and sleepers (bottom plates) Shall be protected from decay by the use of naturally durable wood or wood that is preservative-treated in accordance with AWPA U1.
☐ Sill plates anchored to the foundation with a minimum ½ inch diameter bolt 7 inches into concrete spaced 6 foot on center 12 inches from corners or openings with a properly sized nut and washer or approved mud sill anchors installed per manufactures installation requirements.
☐ Fasteners and hardware for pressure preservative and fire retardant treated wood shall be of hot dipped galvanized steel, stainless steel, silicon bronze or copper.
☐ Full height studs are installed at all hold downs, strapping, etc. Nailing into all studs at hold downs and straps are complete.
WALLS INTERIOR/EXTERIOR
☐ All framing members have been nailed per IRC nailing schedule.
☐ All vertical and horizontal framing members that have been notched or bored meet R602.6.
☐ Correct number of jack studs has been installed under headers, lintels and beams.
☐ Top plates splices less than 24”, or plates over notched or over bored, are strapped with a minimum 16 gauge X 1.5 inch wide metal tie with 8-16d nails per side.
☐ When cripple wall studs exceed 48”, the studs are the size required for an additional story.
☐ Bracing and blocking.
☐ Sheathing.
☐ House wrap.
☐ Outside corners.
☐ Framing of Openings.
ROOF
☐ The ridges, hips and valleys have been designed as beams for roof slopes < 3 ft. in 12 ft.
☐ Ridge is one size larger than the rafter.
☐ The rafters are framed opposite each other at the ridges.
☐ Notches on the ends of rafters don’t exceed ¼ the nominal joist depth.
☐ Notches in the top or bottom of rafters don’t exceed 1/6 of the nominal depth and are not located in the middle 1/3 of the span.
☐ Holes are not within 2” of the top or bottom of the rafter and the diameter is not greater than 1/3 the nominal depth. For I-joists, refer to manufacture’s specifications.
☐ Rafter ties are complete.
☐ Purlins and struts are installed as required.
TRUSSES
☐ The truss specifications and drawings, stamped and signed by an engineer registered in the State of Texas, are on site.
☐ The truss configuration meets the design drawings.
☐ The roofing material has not changed since the original design.
☐ Trusses have bearing as noted on the truss specifications.
☐ The lumber grade marks and sizes match the design specifications.
☐ The connection plate sizes, gauges, and locations are per specifications.
☐ The truss bracing has been completed as noted and shown on the truss engineers plans.
☐ Any cut or damaged truss will require a letter of approval from the truss engineer.