City of Scott City

Residential Framing
Inspection Checklist

This inspection checklist reflects the code requirements of the 2015 International Residential Code (IRC)

Please verify the following before calling for a Framing Inspection.

Permits and Plans

- ☐ Job address is posted in a visible location. (IRC R319.1)
- ☐ Permit and approved plans and specification for roof and engineered systems are on site and accessible to the inspector (IRC R106.3.1 and R105.7)
- ☐ Plans have been reviewed for any special inspection requirements. (IRC R401.4)

General

- ☐ The roof is complete and exterior moisture barriers are installed. (IRC R109.4 & R703.1)
- ☐ There is no significant moisture remaining in the wood framing.
- ☐ The penetrations at top and bottom plates, fire blocks, soffits, ceiling lines, etc. are sealed and installed where required. (IRC R302.11 & R602.8)
- ☐ Smoke alarm and carbon monoxide wiring is installed at all required locations. (IRC R314 & R315)
- ☐ Tempered/Safety glazing is installed in hazardous locations. (IRC R308.4)
- ☐ Attic access is provided to areas exceeding 30 square feet and vertical height 30-inches or greater. At attic access there is a minimum of 22”x30” opening located in a hallway or other readily accessible location. At the access opening there is unobstructed headroom of at least 30” (measured from top of ceiling framing to bottom of roof framing). (IRC R807)
- ☐ Sill heights are emergency exit/escape windows (or other rescue openings) are no higher than 44” from the finished floor to the bottom of the clear opening. (IRC R310.2.2)
- ☐ Emergency exit/escape windows have a net clear opening of at least 5.7 square feet where the net clear width is a minimum of 20” and the net clear height is a minimum of 24”. (IRC R310.2.1)
- ☐ Escape window wells have a horizontal area of at least 9 square feet and a width not less than 36”. Permanently fixed ladders or steps are required (and must not hinder opening of the window) if the well is deeper than 44”. (IRC R310.2.3)
- ☐ Operable windows with openings more than 6-feet above grade or surface below, where the lowest part of the opening is less than 24” above the interior finished floor are fixed or have openings though which a 4” sphere cannot pass. (R312.2 see exceptions)

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Stairs

- ☐ Floor or 36" landing at the top and bottom of stairways. Landings of shapes other than square or rectangular are permitted provided the depth at the walk line and the total area is not less than that of a quarter circle with a radius equal to the required landing width. (R311.7.6 see exception)
- ☐ Headroom at stairways, when measured vertically from sloped line adjoining the tread nosing or from the floor surface at the landing or platform is at least 6'-8". (IRC R311.7.2 see exceptions)
- ☐ Stair riser/tread maximum dimension does not exceed smallest dimension by more than 3/8" (IRC R311.7.5.1 & R311.7.5.2)
- ☐ Radius curvature at the leading edge of the treat is not over 9/16" (IRC R311.7.5.3)
- ☐ Stair nosing of 3/4" to 1 ¼" is required when solid risers are installed except when the tread depth is at least 11". (IRC R311.7.5.3)

Hold-downs and Hardware

- ☐ The proper type and size of fasteners are used for each application. (IRC Table R602.3(1))
- ☐ Fasteners in contact with pressure preservative or fire-retardant-treated wood shall be of hot-dipped galvanized steel, stainless steel, silicon bronze or copper. (IRC R317.3 and manufacturer's requirements)
- ☐ Framing members that form the structural supports of buildings, decks, balconies, porches or similar permanent building appurtenances, when exposed to the weather without adequate protection from a roof, eave, overhang or other covering that would prevent moisture or water accumulation on the surface or at joints between members, must be pressure-preservative treated wood or naturally durable. (IRC R317.1.3)
- ☐ Minimum of two bolts are provided per plate section with one bolt located not more than 12" or less than seven bolt diameters from the end of the plate section. (IRC R403.1.6 see exceptions)

Walls

- ☐ The sheathing panel end joints occur over framing and fastener installation is consistent with fastener schedule. (IRC R602.10.10 & Table R602.3(1))
- ☐ Over-notched or over-bored top plates are strapped with a minimum 16 gauge x 1.5" wide metal tie with (8) 10d (minimum) nails per side (IRC R602.6.1, exception for when entire side of the wall with the notch or cut is covered by wood structural panel sheathing.)
- ☐ All point loads continue to the foundation.
- ☐ Double and triple trimmers are installed under headers, lintels and beams. Most header openings require a minimum of (2) trimmers. (IRC Table R602.7(1))
- ☐ The wall studs are sized and spaced per IRC Table 602.3(5).
- ☐ All drilling and notching of framing members meets requirements of IRC R602.6.

Floor Joists

- ☐ Bearing at floor joists is at least 1.5" at wood or steel bearing and minimum of 3" at masonry or concrete. (IRC R502.6)
- ☐ Joists framing from opposite sides over a bearing support lap not less than 3" and are face nailed together with a minimum of (3) 10d nails. (IRC R502.6.1)
- ☐ Framed openings: (IRC R802.9)
    - o Trimmer and header joist doubled or equivalent dimension when header span is greater than 4'.
    - o When the header span is greater than 6', the header joists to be supported by framing anchors or joist hangers, bear on beam, partition or wall.
    - o Tail joists greater than 12' are supported at header by framing anchors or 2x2 ledgers.
- ☐ I-joists are installed per manufacturer's specifications and installation guidelines are on site for use by the inspector.
- ☐ Floor crawlspace access is at least 18"x24". (IRC R408.4).

Roof

- ☐ Hip and valley rafters are supported by a brace to a bearing partition or be designed to carry and distribute the specific load at that point. (IRC R802.3)
- ☐ Where ridges, hips and valleys that have a slope less than 3 in 12 have structural members that support rafters and ceiling joists such as ridge beams, hips and valleys are designed as beams. (IRC R802.3)
- ☐ Rafters are framed opposite each other at the ridges. (IRC R802.3)
- ☐ Notches in the top or bottom of rafters do not exceed 1/6 of the nominal depth and are not located in the middle 1/3 of the span. (IRC R802.7.1 and R502.8.1)
- ☐ 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 manufacturer specifications. (IRC R802.7.1 and R502.8.1)
- ☐ Rafter ties are installed per IRC R802.3.1.
- ☐ For rafter construction, collar ties or ridge straps are installed in the upper third of the attic space in accordance with IRC Table R602.3(1). Collar ties are not less than 1x4 nominal and are spaced not more than 4' on center. (IRC R802.3.1)
- ☐ Refer to IRC Figure R802.5.1 for additional Braced Rafter Construction requirements.
- ☐ The maximum allowable spans for wood structural panel roof sheathing does not exceed values set forth in IRC Table R503.2.1.1(1).
- ☐ Wood structural panel used as roof sheathing is installed with joints staggered or not staggered in accordance with IRC Table R602.3(1).

Trusses

- ☐ The truss design drawings have been provided to the building official and approved prior to installation. (IRC R802.10.1)
- ☐ The roofing material has not changed since the original design.
- ☐ The lumber grade marks and sizes of the trusses matches the specifications. (IRC R802.10.1.8)
- ☐ Hangers are installed per specifications. (IRC R802.10.1.9)
- ☐ Truss bracing is installed per the specifications. (IRC R802.10.3)

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