



**Marion County Public Works
Building Inspection Division
Inspection Checklist**

Residential Framing

April 2012

This checklist is intended for our external customers to prepare for an inspection. It is also intended for internal use for our inspectors to improve consistency and overall service delivery.

Please verify the following before calling for the Inspection:

Permits and Plans

- Job address is posted in a visible location.
- Permit and approved plans are on site and accessible to the inspector
- Permit information is correct (address, permit number, description of work, etc.).
- Plans have been reviewed for any special inspection requirements.

General

- Insure Electrical and Plumbing Rough-in inspections have been signed off.
- The Mechanical inspection must be completed prior to the framing inspection or scheduled to be inspected at the same time as the framing inspection.
- Truss details and layout is provided on the job site for the inspectors. No field modifications such as notching or cutting are allowed without prior approval of the Building Inspection Division.
- Beams, headers and posts; joists, rafters, valleys and hips are installed per the plans.
- Lumber has the appropriate grade stamp per the approved plans.
- All bearing points have load path continuity to foundation per the plans.
- Trusses (including gable end truss) are laterally braced per manufacturer's detail.
- Truss clips are installed per manufacturer's instructions.
- Rough-in dimensions for exit door and egress windows.
- Rough-in dimensions for stairway (e.g. treads, landings and headroom).
- Safety glazing is installed at hazardous locations.
- Location of smoke detectors.
- Floor and roof sheathing are in place and fastened per the approved plans and code requirements.
- Wall sole plates are fastened per code or per engineering specifications.

Framing Details

- Joists bear 3 inches minimum on concrete and 1½ inches on wood.
- Install an approved wall corner or 3 corner studs.
- Attic access is 22 inches x 30 inches minimum.
- Cross ventilate the attic area to 1:150 of the area served. If 50-80% of the venting is near the top it may be reduced to 1:300. Maintain 1 inch minimum clearance between the insulation and the roof sheathing.

- Offset end joints in top plates 24 inches minimum with 8 – 16d nails.
- Maximum cantilever is 4 feet with a minimum back-span of twice the cantilever.
- Joists are supported laterally at the ends to prevent rotation.
- The ridge board, valley and hip rafters are not less in depth than the cut end of the rafter.
- Hip and valley rafters are braced at the ridge.

Protection From Decay

- Use pressure treated material and lumber when:
 1. Beams and joists are less than 12 inches and 18 inches from the ground, respectively.
 2. Wood siding, sheathing and wall framing is less than 6 inches from the ground.
 3. Wood columns are in direct contact with the ground or exposed to the weather.
 4. Supporting moisture permeable floors or roofs exposed to the weather such as concrete slabs.
 5. Framing members are in direct contact with masonry or concrete walls or floors.
 6. Wood in direct contact with the ground and supporting structures must be approved for ground contact.
- Fasteners (nails, screws, bolts, etc.) less than ½ inch in diameter that penetrate into pressure treated or fire treated lumber must be hot-dipped (not electroplated) galvanized steel, stainless steel, silicon bronze or copper.

Fireblocking & Draftstopping

- Fireblocking locations:
 1. In stud walls and furred spaces, vertically at the ceiling and floor levels, and horizontally at intervals not exceeding 10 feet.
 2. At interconnections between concealed vertical & horizontal spaces such as soffits, drop ceilings, and cove ceilings.
 3. In openings around vents, pipes, ducts, chimneys, fireplaces, and similar openings at ceiling & floor levels.
 4. Between stair stringers at the top and bottom of the run.
- Draftstopping is installed in floor-ceiling assemblies for every 1000 square feet.

Notching & Boring

- When a top plate is cut or notched more than 50 percent of its width, fasten a 16 ga. x 1½” wide galvanized metal tie to each side of the cut or notch with not less than six 16d nails.
- Any exterior wall or bearing stud may be cut or notched to a depth not exceeding 25% of it's width (40% when in a non-bearing partition).
- Any stud may be bored or drilled no greater than 40% of the stud width when the edge of the hole is no closer than 5/8 inch to the edge of the stud.

Note: These are general requirements only and do not reflect all conditions. For additional information please contact the Building Inspection Division.