



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

**Residential  
Post & Beam**

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**

- Check all interior posts and pier pads for size, number and bearing location.
- Pressure treated sill plate with sill sealer is installed.
- All beams and joists are installed per approved plans.
- A beam or double joist is installed under parallel bearing partitions.
- Beams bear 1½ inches on wood or approved hangers. 3 inches minimum bearing on concrete is required with ½ inch air space at the top, end and sides of the beam.
- Unless pressure treated material is used, beams and joists require 12 inch and 18 inch clearance from the ground, respectively.

**Connections**

- Floor joists are lapped a minimum of 3 inches with 3-10d face nails.
- Lateral support or positive connection is provided for the bottom of posts over 4 feet tall.
- Double gusset post to beam connections at beam splices.
- Anchor bolt spacing is per code or per engineering details. Minimums of 2 bolts are installed per plate with a bolt installed within 12 inches of a splice.
- Hold-downs are located per plans and installed per manufacturer's installation instructions.

**Under floor**

- An 18 inch x 24 inch unobstructed access to the crawl is provided.
- Underfloor ventilation is installed in the foundation or the rim.
- The underfloor area must be sloped to grade to a low point drain.
- 6-mil plastic black ground cover is installed properly.
- Plumbing and mechanical under floor is installed and inspected with building post & beam.

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

G:\FORMS\Web\Inspection Check Lists\2012 Checklists\Residential Post and Beam Checklist.doc