



FRAME INSPECTION

BASED ON THE 2013 CALIFORNIA RESIDENTIAL CODE

PERMIT: _____ ADDRESS: _____

The following items are to be reviewed for completion by the contractor/owner prior to scheduling an inspection. Each item is to be checked as “OK” or “N/A”. The person reviewing these items will need to sign and date this form. Present the completed form to the Building Inspector prior to commencing the inspection.

WARNING: Failure to complete this form may delay the inspection and necessitate a reinspection fee. Prior to this inspection, all required sequential inspections and correction notices must be completed.

This is not an all-inclusive list and additional items may be required as determined during the inspection.

THIS INSPECTION CANNOT BE PHASED: At time of this inspection all work shall be completed

PARTIAL AND PHASED INSPECTIONS: Partial and phased inspections identified during the inspection process will require additional inspection fees per Building Department Fee Schedule.

FRAME (400 Combo)

OK N/A

1. Address to be posted, visible from road. CRC §R319
2. Toilet facilities are on-site. CPC §422.5.
3. Animals are restrained. PCC §6.08.010.
4. Construction site is safe for inspection. Boards with nails and excessive debris removed. Ladders and scaffold properly secured.
5. Best Management Practices (BMP) are in place for stormwater control.
6. New Fire Sprinklers: Automatic fire sprinkler systems are required for all new one and two family dwellings. Exception: additions and alterations. CRC §R313. Sprinkler systems must be installed and approved by the Building Division or the local fire jurisdiction having authority.
7. Approved plans and permit card are on the job-site. CRC §R106.3.1, R105.7 & R109.3
8. Engineer’s structural observation report is on-site, if applicable. Refer to plans. CBC §1704.5.
9. Special Inspector’s Final Report is on-site, if applicable. Refer to plans. CBC §1704.2.4.
10. Moisture contact of framing materials has been verified in accordance with GBSC §4.503.3.

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- 11. Roofing is weather tight, including flashings at all penetrations. CRC §R109.1.4.
- 12. Verify installation of radiant barrier and cool roof products per the approved Title 24 Report and 2008 Residential Compliance Manual. Not required in climate zone 16. §3.7 & App D.
- 13. Building shall be weather tight (paper or TYVEK or similar product on the walls and windows installed). The installation of the exterior finishes should immediately follow this inspection as not to void the weather-resistive barrier UV exposure rating.
- 14. Exterior lath and paper complete, CRC §R109.1.4.
- 15. Verify all penetrations are caulked and sealed.
- 16. Weep screeds in place minimum 4” above earth maintaining the required earth to wood clearances and 2” above paved, concrete areas. CRC §R703.6.2.1.
- 17. Any deviations from the approved plans have been reviewed by the design engineer and a revised detail and/or letter is on-site.
- 18. All framing specified on the plans or engineer’s revisions have been completed.
- 19. All deferred submittals shall be approved stamped and on site at time of inspection.
- 20. The County approved truss calculations, including the layout, are on-site.
- 21. Multiple trusses are attached per the calculations.
- 22. Bracing of the trusses per the calculations has been completed.
- 23. The attic draftstop has been installed, when required, including attic access to both sides. PCC §15.04.175.1 (B).
- 24. Trusses/rafters/floor/deck and ceiling joists are blocked at bearing points. CRC §R502.7 & 802.8.
- 25. Cathedral ceiling ventilation CRC §R806.
Enclosed rafter spaces shall have cross ventilation for each separate space.
Provide 50% of the required ventilating area at the upper portion of the space and the balance at the eave/lower area of the space.
A minimum 1” airspace is required between insulation and roof sheathing.
Net free ventilating area shall not be less than 1/150 of the space ventilated.
- 26. Unvented cathedral ceilings and non-vented attic assemblies must be installed per CRC §R806.5.
- 27. Bedrooms / Basements / Habitable attics window egress min. clear height 24”, min. clear width 20”, min. 5.7 sq. ft. operable area except at grade floor may be 5.0 sq. ft. Max. sill height 44” clear space to floor. CRC §R310.
- 28. Safety glass required when edge of glass is less than 24” from door edge and less than 60” above ground. CRC §R308.4.2.

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- 29. Safety glass required when glass is more than 9 sq. ft. and edge of glass is less than 18" above floor/ground and top edge is more than 36" above ground and within 36" of walking surfaces. CRC §R308.4.3.
- 30. Safety glass required when glass is within 60" of the waters edge at swimming pool, hot tub, or spa. CRC §R308.4.5.
- 31. Safety glass required in walls within 36" horizontally of stairways, landings between flights of stairs, and ramps where the bottom edge of the glass is less than 36" above a walking surface. CRC §R308.4.6.
- 32. Safety glass is required in walls within 60" horizontally of the bottom tread where the bottom edge of the glass is less than 36" above the landing. CRC §308.4.7.
- 33. Width: Stairway and hall width shall not be less than 36" finish CRC §R311.7 & §311.6.
- 34. Headroom: Min. 6'-8" (Spiral 6'-6") CRC §R311.7.2 & 311.7.10.1.
- 35. Treads and risers: Maximum riser height shall be 7-3/4" and a minimum of 4" Minimum tread depth shall be 10" with a 3/4" nosing or 11" depth. CRC §R311.7.5.
- 36. Dimensional uniformity at stairs shall be determined from landing to landing from the tallest riser not more than 3/8" to the shortest riser and greatest tread depth not more than 3/8" more than the smallest. CRC §R311.7.5.
- 37. Winders: Min. 6" tread depth at inner edge and min. 10" tread depth within 12" of inner edge. CRC §R311.7.4 & 311.7.5.2.1.
- 38. Nosing: max. radius of curvature or beveling of nosing 1/2". Risers shall be solid and require nosing min. 3/4" max. 1-1/4" except when tread depth is 11" nosing is not required and the greatest nosing projection shall not exceed the smallest projection by more than 3/8" between 2 stories. CRC §R311.7.5.3.
- 39. Stairway Landings: There shall be a landing at the top and bottom of each stairway. The width of landings shall not be less than the width of stairways they serve. Every landing shall have a minimum dimension measured in the direction of travel equal to the width of the stairway. Such dimension need not exceed 36" where the stairway has straight run. CRC §R311.7.5 R-3 occupancies, a floor or landing is not required at the top of an interior flight of stairs, including stairs in an enclosed garage, provided a door does not swing over the stairs.
- 40. Max. vertical stair rise is 12' between floor levels or landings w/out an intermediate landing. CBC §1009.10.
- 41. Insulation baffles are installed at eave vents. CRC §R806.3 Attic vents meet the requirements of CRC §R327 (where applicable).
- 42. Insulation baffles are installed at 'B' vents and flues. CMC §802.10.2.4
- 43. Attic access is located in hallway or other readily accessible location and framed to allow opening at least as large as the largest component of the appliance and not less than 22"x30". CRC §R807.1 & CMC §904.10.

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- 44. Fireblocking at the top and bottom of concealed spaces and every 10' in horizontal spaces has been completed. CRC §R302.11.
- 45. End joints in double top plates are offset 24" with 8-16d nails each side, or per engineer's requirements for engineered structures. Top plates notched for piping, A/C lineset, continuous posts, etc. have been spliced with a structural strap with 8-16d nails each side, or per engineer's requirements for engineered structures. CRC Table R602.3(1) & R602.6.1.
- 46. At or above 5,000 ft. elevation roof framing members shall stack over studs that stack over floor joist and studs below etc, unless engineer provides a detail allowing an offset.
- 47. Floor sheathing at tub drain is fireblocked. CRC §R302.11 #4.
- 48. Pocket door frames are in place.
- 49. "WUI" requirements, such as vertical siding blocks, soffit details & tempered glass are to be confirmed at frame inspection.

ELECTRICAL

- 50. All rough electrical is complete. Wiring is terminated in the electrical panels. CEC §110.3.
- 51. Verify electrical outlet requirements and spacing. CEC §210.52.
- 52. Sub-panel is not located in a bathroom, clothes closet, or over steps. CEC §240.24.
- 53. Arc Fault protection required for outlets in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas. CEC §210.12.
- 54. Guest rooms and guest suites that are provided with permanent provisions for cooking shall have arc fault branch circuits installed. CEC §210.18.
- 55. Overcurrent devices shall be readily accessible, therefore in areas at or above 5,000 ft. elevation, the sub-panel is located at the interior or where not subject to snow build-up. CEC § 240.24.
- 56. Smoke alarms shall be interconnected, hardwired with battery backup, are required on ceiling or wall at each floor level, in each sleeping room and outside each sleeping area. Smoke alarms are required to be installed within 12" of the highest point of the ceiling. Including basements and habitable attics. CRC §R314 & CBC §907.2.11.3.
- 57. Carbon Monoxide Alarms shall be installed in dwellings with fuel burning appliances and/or with attached garages. Detectors shall be interconnected. Detectors shall be installed outside each sleeping area in the immediate vicinity of the bedroom(s) and every floor level including basements, multiple purpose smoke and carbon monoxide alarms are acceptable. CRC §R315.
- 58. Electrical boxes are made-up; grounds and neutrals spliced, ground screws, bushings, etc. CEC §110.3.

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- 59. Romex is secured within 12" of boxes and every 4½'. CEC §334.30.
- 60. The grounding electrode conductor to the UFER is complete, with access panel. CEC §250.66 & 250.68.
- 61. Bonding to water and gas piping is complete. Connections are in an accessible location. CEC §250.104.
- 62. Any electrical panel or disconnect, such as the A/C unit, has the required working clearance. 30" wide by 36" deep by 6-1/2' high. CEC §110.26.
- 63. A switched light and receptacle are provided in the attic for HVAC equipment. CEC §210.70.A.3.
- 64. Romex within 6' of the attic access is to be protected. CEC §320.23(A).
- 65. A receptacle is provided within 25' of outdoor, roof top or ground mounted equipment. CEC §210.63.
- 66. Nail protector plates are provided at wiring within 1¼" from the edge of the stud or framing member. CEC §300.4.

PLUMBING

- 67. Plumbing (waste, water, gas, hydronic) systems are on test before inspector arrives. Floors are to be dry. CPC §609.4, 712 & 1214. *Exception: Hydronic heat piping inspection can occur at the insulation inspection, but not later than the drywall inspection.*
- 68. In areas at or above 5,000 ft. elevation water supply piping subject to freezing is not installed in unheated areas or outside walls, unless piping is installed within the assembly on the heated side of at least R-19 insulation. Placer Co. Ord §15.04.420.2.
- 69. In areas at or above 5,000 ft. elevation, hot and cold water supply piping is installed for winterization, freeze protection and routine drain down. The water supply shall be equipped with a readily accessible shut off valve. Placer Co. Ord. §15.04.420.3.
- 70. At and above 4,000 ft. elevation plumbing vents, B-vents and chimneys not within 36" of the ridge on roof slopes 3/12 and greater are protected from sliding snow or ice with metal crickets or other approved means. Placer Co. Ord. §15.04.420.5.
- 71. Site built shower pans are filled to the top of dam for test. CPC §408.7.1. *Exception: This inspection can be completed at insulation inspection but not later than the drywall nail inspection to avoid incurring extra inspection fees.*
- 72. Plumbing vents extend through the roof with flashings. Vents shall extend a minimum 6" above the roof nor less than 12" from vertical surfaces and not less than 10' from nor less than 3' above building openings. CPC §906.1 & 2.
- 73. All piping is supported. Copper every 6', ABS every 4', PEX 32". CPC Table 313.1.
- 74. Nail protector plates are provided at piping within 1" from the edge of the stud or framing member. CPC §312.9.

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- 75. Water heater relief pipe is terminated outside the building 6” – 24” above ground or flood level of the area receiving discharge. Alternate areas are to be pre-approved. CPC §608.5.
- 76. Water heater vent is installed through the roof, with flashing. CPC §509.6.
- 77. Gas water heater located in garage shall be elevated 18” above floor unless listed as flammable vapor ignition resistant. CPC §507.13.
- 78. Water heaters located in the attic or on a subfloor need a water-tight drip pan with a ¾” drain to the exterior of the building. CPC §507.4.
- 79. Copy of Plumbers certification card for the installation of flexible gas piping. (Per Manufacture).
- 80. Verify that the water heating distribution system is installed and insulated per the minimum requirements of the approved Title 24 Report and 2008 Residential Compliance Manual §5.6.2.

MECHANICAL

- 81. Indoor Air Quality and Mechanical Ventilation for all new dwellings and additions larger than 1,000sq.ft. All bathrooms require a minimum 50cfm 3-sone. Kitchen requires minimum 100cfm. 3-sone. 2008 California Building Energy Efficiency Standards Residential Compliance Manual, Section 4.6.
- 82. Bathroom exhaust fans not functioning as a component of a whole house ventilation system are controlled by a readily accessible humidistat. CGBSC §4.506.
- 83. All ducting is complete. CMC §601.0.
Supported every 4’ with 1½” straps. CMC §603.5.
Radius of bends are at least equal to the duct diameter. Per manufacture specifications.
- 84. All supply and return cans are installed and blocked on all sides. CRC §R502.10.
- 85. The mechanical ducting system shall be installed and insulated per the minimum requirements of the approved Title 24 Report and 2008 Residential Compliance Manual §4.4.
- 86. A/C lineset is installed and supported. CMC §1111.0.
- 87. Thermostat wire is installed.
- 88. ‘B’ vents for all appliances are set in place. “Single wall pipe is no longer allowed.” CMC §802.5.
- 89. All exhaust fans and ducts are installed. Ducts to terminate at wall or roof jacks minimum 36” from building openings including attic and crawlspace vents and combustion air intakes. CMC §504.5.
- 90. Condensate drains installed per CMC §312.
- 91. Propane drain provisions are installed. Refer to County handout; *Propane Appliance*.

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- 92. Furnaces installed within attic or crawl space areas shall be installed and meet the minimum efficiency and installation requirements of the approved Title 24 Report and 2008 Residential Compliance Manual. (§4.2).
- 93. Verify installation of Indoor Air Quality and Mechanical Ventilation system per approved plan and 2008 Residential Compliance Manual. (§4.6).

I have personally reviewed all items on this list for completion prior to scheduling the inspection.

Signed _____

_____ Date

Print Name _____