

2016 CALIFORNIA BUILDING STANDARDS CODE OF REGULATIONS TITLE 24

FRAME INSPECTION CHECKLIST

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. | <input type="checkbox"/> | <input type="checkbox"/> | Address to be posted, visible from road. CRC §R319 |
| 2. | <input type="checkbox"/> | <input type="checkbox"/> | Toilet facilities are on-site. CPC §422.5. |
| 3. | <input type="checkbox"/> | <input type="checkbox"/> | Animals are restrained. PCC §6.08.010. |
| 4. | <input type="checkbox"/> | <input type="checkbox"/> | Construction site is safe for inspection. Boards with nails and excessive debris removed. Ladders and scaffold properly secured. |
| 5. | <input type="checkbox"/> | <input type="checkbox"/> | Best Management Practices (BMP) are in place for stormwater control. |
| 6. | <input type="checkbox"/> | <input type="checkbox"/> | New Fire Sprinklers: Automatic fire sprinkler systems are required for all new one and two family dwellings. Exception: additions and alterations. Sprinkler systems must be installed and approved by the Building Division or the local fire jurisdiction having authority. CRC §R313.2 |
| 7. | <input type="checkbox"/> | <input type="checkbox"/> | Approved plans and permit card are on the job-site. CRC §R105.7 & R106.3.1. |
| 8. | <input type="checkbox"/> | <input type="checkbox"/> | Engineer’s structural observation report is on-site, if applicable. Refer to plans. CBC §1704.6 |
| 9. | <input type="checkbox"/> | <input type="checkbox"/> | Special Inspector’s Final Report is on-site, if applicable. Refer to plans. CBC §1704.2.4. |
| 10. | <input type="checkbox"/> | <input type="checkbox"/> | Moisture contact of framing materials has been verified in accordance with GBSC§4.505.3 |

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 2016 Residential Compliance Manual. Not required in climate zone 16. Table 150.1-A.
13. Verify that insulation requirements beneath the roof deck have been met as per your Title 24 energy compliance documents. See Opaque Surface Constructions and Assembly Layers for specific details.
14. 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.
15. Exterior lath and paper complete, CRC §R109.1.4.2
16. Verify that all penetrations are caulked and/or sealed.
17. Weep screeds in place minimum 4" above earth maintaining the required earth to wood clearances and 2" above paved, concrete areas. CRC §R703.12.1.
18. Any deviations from the approved plans have been reviewed by the design engineer and a revised detail and/or letter is on-site.
19. All framing specified on the plans or engineer's revisions have been completed.
20. All deferred submittals shall be approved stamped and on site at time of inspection.
21. The County approved truss calculations, including the layout, are on-site.
22. Multiple trusses are attached per the calculations.
23. Bracing of the trusses per the calculations has been completed.
24. Attic and floor/ceiling draftstops shall be 3/8" plywood or 1/2" drywall. Openings need equal construction and shall be self-closing with automatic latches, as required for the partisans. CRC §302.12.1
25. Floor assembly draftstops are required where the area exceeds 1,000 SqFt and shall be divided into approximate equal areas unless otherwise approved by the Building Official CRC §302.12
26. Draftstopping shall be installed where residential attics are in excess of 3,000 SqFt and shall be divided into approximate equal areas. Placer County Code - Article 15.04.380
27. Attic and floor/ceiling draftstops may be 3/8" plywood or 1/2" drywall. Openings need equal construction and shall be self-closing with automatic latches, as required for the partitions
28. Ventilation of the concealed roof spaces shall be maintained in accordance with CRC §1203.2
29. Safety glass required when edge of glass is less than 24" from door edge and less than 60" above ground. CRC §R308.4.2.

30. 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.
31. Safety glass required when glass is within 60” of the waters edge at swimming pool, hot tub, or spa, or from the edge of a shower, sauna or steam room. CRC §R308.4.5.
32. 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.
33. Safety glass is required in walls within a 60” horizontal arc less than 180 degrees from the bottom tread nosing and the bottom edge of the glass is less than 36” above the landing. CRC §308.4.7.
34. Width: Stairway and hall width shall not be less than 36” clear width. CRC §R311.7 & §311.6
35. Headroom: Min. 6’-8” (Spiral 6’-6”) CRC §R311.7.2 & 311.7.10.1.
36. Treads and risers: Maximum riser height shall not exceed 7-3/4”. Minimum tread depth shall be 10” with a 3/4” nosing or 11” depth. CRC §R311.7.5.2 and §311.7.5.1.
37. 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 §R311.7.5.1 and §311.7.5.2
38. 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.
39. Nosing: max. radius of curvature (9/16”) or beveling (1/2”). Treads less than 11” require nosing a min. 3/4” and a max. 1-1/4”. CRC §R311.7.5.3.
40. 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 §R311.7.6. For 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.
41. Vertical stair rise shall not exceed 147” between floor levels or landings w/out an intermediate landing. CRC §311.7.3
42. Insulation baffles are installed at eave vents. CRC §R806.3 Attic vents meet the requirements of CRC §R327 (where applicable).
43. Insulation baffles are installed at ‘B’ vents and flues. CMC §802.10.2.4
44. 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.
45. Fireblocking at the top and bottom of concealed spaces and every 10’ in horizontal spaces has been completed. CRC §R302.11.

- 46. 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) & R602.3.2.
- 47. 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.
- 48. Floor sheathing at tub drain is fireblocked. CRC §R302.11 #4.
- 49. Pocket door frames are in place.
- 50. "WUI" requirements, such as vertical siding blocks, soffit details & tempered glass are to be confirmed at frame inspection.
- 51. Field report is onsite by an authorized HERS rater (Home Energy Rating Service) for QII (Quality Insulation Installation).

ENERGY COMPLIANCE

- 52. Above deck insulation shall be installed and inspected prior to roofing materials being installed. Refer to building plans for details and energy compliance forms identifying insulation method.
- 53. Below deck insulation is recommended to be installed prior to frame inspection. Refer to building plans for details and energy compliance forms identifying insulation method.
Exception: This inspection can occur no later than insulation inspection.
- 54. Field report is onsite by an authorized HERS rater (Home Energy Rating Service) for Q(Quality Insulation Installation) for QII.

ELECTRICAL

- 55. All rough electrical is complete. Wiring is terminated in the electrical panels. CEC§110.3.
- 56. Verify electrical outlet requirements and spacing. CEC §210.52.
- 57. Sub-panel is not located in a bathroom, clothes closet, or over steps. CEC §240.24.
- 58. Arc Fault protection required for outlets in kitchens, laundry areas, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas. CEC §R210.12.
- 59. Guest rooms and guest suites that are provided with permanent provisions for cooking shall have arc fault branch circuits installed. CEC §210.18.
- 60. Overcurrent devices shall be readily accessible, therefore in areas at or above 5,000 ft. elevation, the sub-panel shall be located at the interior or where not subject to snow build-up. CEC § 240.24.
- 61. 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 §907.2.11.2.

62. 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 §R315.2.1
63. Electrical boxes are made-up; grounds and neutrals spliced, ground screws, bushings, etc. CEC §110.3.
64. Romex is secured within 12" of boxes and every 54". CEC §334.30.
65. The grounding electrode conductor to the UFER is complete, with access panel. CEC §250.66 & 250.68.
66. Bonding to water and gas piping is complete. Connections are in an accessible location. CEC §250.104.
67. 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.
68. A switched light and receptacle are provided in the attic for HVAC equipment. CEC §210.70.A.3. §304.4 CMC.
69. Romex within 6' of the attic access is to be protected. CEC §320.23(A).
70. A receptacle is provided within 25' of outdoor, roof top or ground mounted equipment. CEC §210.63.
71. Nail protector plates are provided at wiring within 1 1/4" from the edge of the stud or framing member. CEC §300.4.

PLUMBING

72. Plumbing (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.*
73. Building Sewers shall not be tested by the air method when using plastic ABS piping. § 723.1 CPC.
74. 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
75. 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. §15.04.480

76. 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. §5847-B, §3, 2016.
77. Site built shower pans are filled to the top of dam for test. The test plug shall be so placed that both upper and under sides of the sub-pan shall be subjected to the test at the point where it is clamped to the drain. CPC §408.7.5. *Exception: This inspection can be completed at insulation inspection but not later than the drywall nail inspection to avoid incurring extra inspection fees.*
78. 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.
79. All piping shall be supported for it’s size, material and joint types. See §R313 CPC, and Table 313 CPC for specific requirements.
80. Nail protector plates are provided at piping within 1” from the edge of the stud or framing member. CPC §312.9.
81. Water heater discharge pipe is terminated outside the building 6” – 24” above finished grade and pointing downwards. Alternate areas for discharge are required to be pre-approved. CPC §608.5.
82. Water heater gas vents shall be installed through the roof, with flashing. CPC §509.6.2.
83. Gas water heater located in garage shall be elevated 18” above floor unless listed as flammable vapor ignition resistant. CPC §507.13
84. 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 §507.5.
85. Copy of Plumbers certification card for the installation of flexible gas piping. (Per Manufacture).
86. Verify that the water heating distribution system is installed and insulated per the minimum requirements of the approved Title 24 Report and 2016 Residential Compliance Manual §5.6.2.

MECHANICAL

87. Indoor Air Quality and Mechanical Ventilation for all new dwellings and additions larger than 1,000sq.ft. All bathrooms require a minimum 50cfm exhaust fan and shall terminate a min. of 36” from a building opening. Kitchen’s require a minimum 100cfm. Exhaust fan. 2016 California Green Building Standards Code.4.6, Table 403.7 CMC and §R303.3.1 CRC.

- 88. Bathroom exhaust fans not functioning as a component of a whole house ventilation system shall be controlled by a readily accessible humidistat. CGBSC §4.506.
- 89. All mechanical ducting shall be installed per §603 CMC and §4.4.4. 2016 Residential Compliance Manual. Metal and flexible ducts shall be installed with no less than 4” separation from earth and shall not restrict access to the crawl space area or attic. Circular bands for metal ducts shall not be less than 1” and shall extend around the perimeter of the duct at each specified interval. The minimum spacing for supporting vertical flex ducts shall not exceed intervals of 6’ and serve more than two stories.
- 90. All supply and return cans are installed and blocked on all sides. CRC §R502.10. 88.
- 91. The mechanical ducting system shall be installed and insulated per the minimum requirements of the approved Title 24 Report and §4.4.1, 2016 Residential Compliance Manual.
- 92. A/C lineset is installed and supported. CMC §1105.2, §1109.6.
- 93. Thermostat wire is installed.
- 94. ‘B’ vents for all appliances are set in place. Single wall metal pipe shall not originate in an unoccupied attic or concealed space and shall not pass through an attic, inside wall, concealed space, or floor. CMC §802.7.3.2.
- 95. 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 §502.2.1
- 96. Condensate drains installed per CMC §310.
- 97. Propane drain provisions are to be installed as per Placer County Handout, “Propane Appliances”.
- 98. Listed Furnaces installed within attic or crawl space areas shall be installed as per the manufacturers installation instructions, and meet the minimum efficiency requirements of the approved Title 24 Report and 2016 Residential Compliance Manual. Table 4-1 for heating and Table 4-7 for cooling.

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

Signed

Date

Printed Name