



# Framing Inspection Checklist

City of Rancho Palos Verdes Community Development Department

**This is to be used as a general checklist' it is not inclusive of all code requirements & inspection criteria.**

- ✓ Approved plans and inspection record to be on the job site.
- ✓ Check inspection record card for all previously required / appropriate approvals prior to a framing inspection.
- ✓ Review floor plans and verify all wall placements according to the approved plans.
- ✓ Review structural plans, locate shear schedule, structural notes, and detail pages.
- ✓ Review foundation plans to verify anchor bolt size and spacing. Cripple walls less than 14" solid blocking or sheathed, if over 14" brace as if first story.
- ✓ Ventilation of under floor areas 1 Sq. per 150 sq. feet of under floor area is required.
- ✓ Access openings with mechanical equipment 30" X 30" min. or larger if needed to service equipment, without mechanical equipment 18" X 24".
- ✓ **Note:** 3" x 3" x 3/16" plate washers are required.
- ✓ Wood plates or sills shall be bolted to the foundation or the foundation wall. Steel anchor bolts shall be minimum 5/8".
- ✓ Earth to untreated wood clearances: Joists 18" beams 12", posts 8".
- ✓ Verify location and length of shear panels from the structural plans.
- ✓ Verify the nailing pattern used in comparison to the shear panel schedule Including:
  - Nail types (common, box or allowance of sinkers. Shear capacity is if common or box nails are not used).
  - Nail size (8d, 10d, etc.)
  - Nail spacing at edges and in the field (3 & 1 2, 4& 12, 6& 1 2, etc.).
  - Nail placement
  - Drive flush so not penetrating through the laminates.
- ✓ Minimum 3/8" from edge of sheathing to center of nail.
- ✓ Check for shiners.
- ✓ Staggered nailing at edges with less than 3" nailing.

- ✓ Verify shear panel material per the structural notes or schedule.
- ✓ Type of material Plywood or OSB.
- ✓ Grade of plywood i.e. APA Rated, Structural 1, 11, etc.
- ✓ Thickness of plywood 3/8", 15/32", etc.
- ✓ Number of ply's (as specified through the shear wall design).
- ✓ Verify lumber size and grade per the structural specifications at the shear walls.  
**Note:** This includes sill plates, end members at hold-downs, and members at adjoining panel edges.
- ✓ Verify shear panel to sill connection.
- ✓ Nail size and spacing to floor framing below.
- ✓ Verify solid member under shear wall for proper load and nailing transfers at second floor to first floor framing.
- ✓ At shear wall located on concrete, check foundation anchors for size and spacing.
- ✓ Check all structural details for special connections.
- ✓ Verify shear transfer at the top of wall to the diaphragm above per structural details and shear schedule, including:
  - A35 spacing.
  - Rim joist or joist block-nailing requirements.
  - Verify these locations per the floor plans, structural plans, and foundation plans.
- ✓ Verify hold down hardware installations, hold downs typically appear at each end of shear panels.
- ✓ Size of posts included at each end of shear panel.
- ✓ Strap type hold-downs are nailed with listed fasteners.
- ✓ When sinkers are used; there is a reduction in the hold down capacity.
- ✓ Verify that holes drilled through posts are no greater than 1/16" larger than the bolt diameter.
- ✓ Verify all nuts and bolts are tight.
- ✓ Check hold-down manufacturer specifications for listed and tested sizes of all bolts.

- ✓ Check for through floor uplift transfers from shear walls above, including: Straps, threaded rods, FTA twisted straps, etc.
- ✓ Edge nailing through posts above and below.
- ✓ All through floor transfers shall connect to a post or built up member below, and edge nailing is required through the plywood shear to the post or built up member.
- ✓ **Note:** Additional HD's or PA's to foundations may occur at these locations.
- ✓ Check plans for drag straps ex: WB's or ST's.
- ✓ If pipe penetrations or other elements break top plates in shear panels, look for standard detail or have an engineer provide details for reconnection of top plate chord.
- ✓ Check top plates for splices less than 4ft laps. (Provide straps at these locations, or see approved detail.) Check all notching and boring through plates and studs not to exceed limitations.
- ✓ Verify size and grade for all headers with approved plans.
- ✓ Verify size, spacing, grade and placement of floor and ceiling joist with approved plans.
- ✓ Verify size, grade and placement of all beams and built up members in floors or ceilings.
- ✓ Verify full bearing under all beams and built up members per the approved plans.
- ✓ Check plan details for positive connections at bearing points of all beams and built up members.
- ✓ Check connections at high to low wall transitions, it may require strapping.
- ✓ Check windows in bedrooms for egress requirements. Maximum 44" sill height, minimum 5.7 sq. ft. opening, minimum 20" wide, minimum 24" high (see City's emergency egress handout).
- ✓ Check for tempered glass requirements at all areas subject to human impact. Usually glass less than 18" above floor levels, at stair areas and landings, next to entry doors, sliding glass doors and in bathroom shower areas.
- ✓ Verify window flashings to be installed shingle fashion.
- ✓ Verify window-nailing flanges to be set in a bead of mastic or caulking.
- ✓ Verify minimum ceiling heights at drop ceilings and hallways.
- ✓ Verify fire blocking at all drop-ceiling areas.

- ✓ Verify fire blocking at furred out walls and concealed locations.
- ✓ Verify all duct chases are fire-stopped at each floor level.
- ✓ Check through penetrations at rated walls (i.e.; house to garage) for listed sealant.
- ✓ Check membrane penetrations same as above.