



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT

BUILDING DIVISION

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FRAMING CHECKLIST

This is to be used as a general checklist; it is not inclusive of all code requirements and inspection criteria.

**Per 2010 California Building Code (CBC) Chapters 1, 10, 12, 17, 22, 23, 25
California Mechanical Code (CMC)**

- Approved plans and inspection record to be on the job site CBC 107.3.1
- Verify all rough trades complete and signed off CBC 110.6
- Provide final structural observation per CBC 1710
- Collect deputy report(s) (if required) and verify deputy registration with city CBC 1704
- Review deputy report for completeness (materials verification, special details cited)
- Review floor plans and verify all wall placement according to the plans
- All revisions must be approved by city plan check per CBC 107.4
- Review structural plans to:
 - Locate shear schedule, and locate structural notes and details
 - Review foundation plans to verify anchor bolt size and spacing
 - Verify location and length of shear walls on the structural plans
- All areas to be inspected (including stud bays) shall be free of stockpiled materials, trash or other equipment or debris which preclude access for said inspection
- Cripple walls over 14" to be braced as if a first story CBC 2308.12.4
- Verify under floor ventilation of 1 Sq. ft. per 150 sq. feet of under floor area CBC 1203.3
- Ventilation of attic spaces per CBC 1203.2
- Attic access openings: with mechanical equipment 30" X 30" min., without mechanical equipment 20" X 30". 18" X 24" minimum access to crawl spaces (crawl space access 30"X18" if equipment) CMC 931.1 CBC 1209
- Field treat cuts and holes in treated lumber per American Wood Products Association
- 3"x3"x 3/16" plate washers at all anchor bolts in shear and/or bearing walls CBC 2308.12.9
- Wood plates or sills shall be bolted to the foundation or the foundation wall. Steel anchor bolts shall be minimum 1/2" CBC 2308.6 5/8" minimum if not galvanized
- Verify clearance from earth to untreated wood: Joists 18", beams 12", posts and all others including walls 8"
- Verify the nailing pattern used in comparison to the shear panel schedule Including:
 - Nail types (common) Hot dipped galvanized fasteners (only) into treated wood
 - Nail size (8d, 10d are always 3") Nails must be labeled F1667NLCMS-09B
 - Nail spacing at boundary, edge and field (always B.E.F.)
 - Nail placement to include:
 - Fastener driven flush and not penetrating through the laminates
 - Minimum 3/8" from edge of sheathing to center of nail (1/2" for uplift > 300lb)
 - Replace shiners; fasteners shall solidly enter framing member
 - Staggered nailing at edges with less than 3" nailing. CBC 2304.9.2

- Verify shear panel material per the structural notes or schedule:
 - Grade of plywood or OSB (APA Rated, Structural 1, Exposure 1)
 - Thickness of plywood (3/8", 15/32", 1/2", etc.)
 - Number of ply's (as specified in the shear wall design) 3 ply minimum
 - 3 ply limited to 200 pounds per foot per S.M.M.C.
- Verify sawn lumber size and grade per the structural specifications for the shear walls
- Note:** This includes sill plates, boundary members at hold-downs, and members at adjoining panel edges. Lumber MUST be stamped S-DRY (not S-GREEN)
- Verify shear panel to sill connection including:
 - Fastener size and spacing to floor framing below
 - Verify solid member (4X or PSL) under shear wall for proper load and shear transfers at second floor to first floor framing (no web joists as rim joists)
 - At shear wall located on concrete, check foundation anchors for size and spacing.
 - Hot dipped galvanized fasteners into treated lumber
- 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:
 - Framing clips and shear transfer hardware spacing
 - Rim joist or joist block-nailing requirements
 - Blocks at 4' o.c. at parallel joists
 - Shear wall extends to roof sheathing (nailed to rafter)
 - Locations per the floor plans, structural plans, and foundation plans
- Verify hold down hardware installations, including:
 - Hold downs on posts at each end of shear walls
 - Size of posts included at each end of shear panel (per HD manufacturer)
 - Strap type hold-downs are nailed with listed fasteners. Note: If green 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 installation requirements (for example: SSTB anchors in stem wall require minimum 1 3/4" edge distance (sides) and must be minimum 4 1/4" from the end of wall, thus 8" wide stem wall required for all SSTB >5/8")
 - Check for through floor uplift transfers from shear walls above, including:
 - Straps, threaded rods, FTA twisted straps, etc.
 - Boundary nailing through plates, rim joists, etc... above and below
 - All through floor transfers shall connect to a post or built up member below
 - 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) and collector lines (verify nailing)
- Notched, drilled or cut engineered lumber must be approved by SEOR per CBC 2308.8.2.1 (unless per manufacturer-example-factory knockouts in OSB web joists)
- Pipe penetrations or other elements that break wall plates require strapping per 2308.9.8
- Blocking in bays within rated walls where firestop systems require backing to retain mineral wool packing as a required part of rated wall penetrations
- Check top plates for splices less than 4ft laps per CBC 2308.9.2
- Verify rafter ties or collar ties or continuous ceiling joists if no structural ridge
- Notching and boring of plates and studs not to exceed limitations in CBC 2308.9
- Verify size and grade for all headers with approved plans

- Notching of joists shall not exceed limitations in CBC 2308.8.2
- Verify number of jack studs under headers per table 2308.9.5 (min. one each side)
- 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 (including 'crush' blocks between floors and in subfloor spaces)
- Check details for positive connections at bearing points of all beams and built up members CBC 2304.9.7
- Check connections at high to low wall transitions. (typically require strapping)
- Hinge walls (one or more horizontal plates between top and bottom of wall) require SEOR intervention and detail of corrective action
- Floor, ceiling and roof openings 4 foot wide or larger require double joists and head outs
- Check header lengths for laundry room doors. (Minimum 38 ", otherwise dryer will not fit through the finished opening.)
- Provide backing for tub enclosures, grab bars, towel bars, toilet paper holder, drywall
- Check for cabinet backing for upper cabinets (1 2" centerline from back wall)
- Verify support for drop ceilings from structure above. No flat framing
- All windows and doors installed and flashed (after shear nail inspection).
- Check windows at raised foundations and upper floors for sill height minimum 36" A.F.F. when floor is > 30" above grade or fall protection required per S.M.M.C.
- Check windows in bedrooms for egress requirements. Maximum 44" sill height, minimum 5.7 sq. ft. opening, minimum 20" wide, minimum 24" high (see emergency egress handout). 5.0 sq. ft. acceptable at grade level only CBC 1026.2
- Check stair rise and run (typically 7/11), landing width and size per chapter 10 CBC
- Verify minimum ceiling heights at stairs, drop ceilings and hallways CBC 1208.2
- Fire blocking at drop-ceiling areas, furred walls, stairs and concealed locations. CBC 717
- Verify all duct chases are fire-stopped at each floor level
- Check backing and pre-intumescent packing for through penetrations at rated walls for conformance with listed assembly CBC 110.3.6
- No roof penetrations within 4 feet of rated wall assembly without parapet CBC 706.6
- Provide structural steel shop weld certification and letter of compliance CBC 1704.2.2
- Paint all structural steel in compliance with AISC 360 CBC 2203.2
- Verify STC ratings will be maintained in common walls
- Verify overflow scuppers or overflow roof drains
- Hardwired interconnected smoke alarms and carbon monoxide detectors